

LAMONIA ST

LAKE BRADFORD RD

# PROVIDENCE Neighborhood

## *Renaissance Plan*

October 20, 2003

Developed and Adopted by the  
Providence Neighborhood Association

Prepared by the **TICPD**  
Tallahassee-Leon County  
Planning Department





**PROVIDENCE  
NEIGHBORHOOD  
ASSOCIATION**

P. O. Box 12274  
Tallahassee, FL 32317

***Our Mission***

To be a force for the  
betterment of our  
community.

To actively reduce  
crime in our area.

To create an environ-  
ment that allows  
children to live and  
grow safely.

September 16, 2003

To Whom It May Concern:

The Providence Neighborhood Association is pleased to present to you its Neighborhood Renaissance Action Plan. The plan is the culmination of a yearlong collaborative effort made by neighborhood residents, the Renaissance Partnership, and various interested parties within the Tallahassee community. The plan sets forth a comprehensive yet defined strategy to accomplish many of the hopes and dreams that have been put forth by neighborhood residents and the association over the past six years. It reflects the wisdom of those who went before us to try and accomplish things and the energy and new ideas of our most recent residents and partners. With continued community involvement, we fully believe that the plan is doable and, once implemented, will lead to a true renaissance of our neighborhood.

We thank all those who made this possible. Special thanks to John Baker for his guidance and patience; Rosa Morgan for her quiet, but meaningful leadership; Charlene Burke and Debra Thomas for their invaluable input all along the way; Officer Rhonda Scott for continuing the legacy of the Tallahassee Police Department's dedication to our neighborhood; Dr. Charles Connerly for demonstrating that academia can be used to help effect real world solutions to neighborhood problems; Doug Douglas for his long-standing service; and former City Commissioner Steve Meisburg for his visionary idea. We offer additional thanks to all of the Florida State and Florida A & M University students who assisted with this effort.

Sincerely

*Leslie L. Harris*

Leslie L. Harris, President  
Providence Neighborhood  
Association





**COMMUNITY NEIGHBORHOOD  
RENAISSANCE PARTNERSHIP**

# Providence Neighborhood Renaissance Plan

It's about our children

**Developed and Adopted by Providence Neighborhood Association October 20, 2003**

*Adopted by Community Neighborhood Renaissance Partnership, Inc. – November 21, 2003*

*Adopted by Tallahassee City Commission - December 3, 2003*

*Accepted by Leon County Board of County Commissioners – January 27, 2004*

*Accepted by Leon County School Board – March 9, 2004*

**TLCPD**  
*Tallahassee - Leon County  
Planning Department*

Prepared by the Tallahassee-Leon County Planning Department



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# *I. Neighborhood Profile*

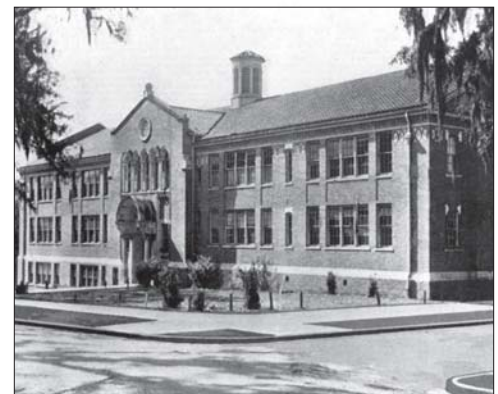
## **I.1.A. Location & Boundary**

The Providence neighborhood is located in the southwest quadrant of the City of Tallahassee and is bounded by the CSX railroad lines on the north, Iamonia and Hillsborough Streets on the west, Levy Avenue and Hutchinson Street on the south and Lake Bradford Road on the east. The neighborhood comprised two separate subdivisions: Hutchinson Heights south of Levy Avenue and Bloxham Heights north of Levy Avenue. The neighborhood is close to Florida State University (FSU), Florida Agricultural & Mechanical University (FAMU), FSU/FAMU School of Engineering, FSU's Alumni Village and Innovation Park.

## **I.1.B. The History**

Historically, the Providence neighborhood was named Bloxham Heights in honor of one of Florida's Governors, William D. Bloxham, who was elected governor in 1880 and again in 1897. Although the neighborhood was officially named Bloxham Heights, the residents who lived in the area referred to the neighborhood as "Allen Hill" (the Allens were a large family that lived in the neighborhood at the top of Lake Avenue and occupied and owned several homes in the neighborhood). Bloxham Heights, the area bounded by Iamonia Street, Levy Avenue, Stuckey Avenue, and Lake Bradford Road, was the first subdivision platted in the neighborhood. County records show that the City of Tallahassee approved the plat for Bloxham Heights on December 11, 1928. Kate Stuckey, a well-known resident then, was the landowner. Stuckey Street, a local street in the neighborhood, is named in her honor. According to the records, the roads in the Bloxham Heights subdivision were paved and the neighborhood was connected to city water in the 1950's. The plat for Hutchinson Heights, the section of the neighborhood south of Levy Avenue, was approved on March 24, 1947. Local residents, Roy and Theo Hutchinson owned the property. This area was actually referred to as Roy Hutchinson Heights. Hutchinson Avenue, the southern boundary of the neighborhood, is named after the Hutchinsons.

In the early days, Providence consisted of a patchwork of single-family homes. Most of these homes were built in the late 1940's to early 1950's, and are typified by wooden frames. During this time period, Providence was establishing its roots as a thriving community, intent on establishing its ground as a viable economic force within the Tallahassee area. The residents of Providence consisted of carpenters, farmers, teachers and other professionals and skilled workers. Previous resident, Adalle McPeat, reminisced about her father, a local carpenter, remodeling their new home and how happy her family was to be moving into the neighborhood.

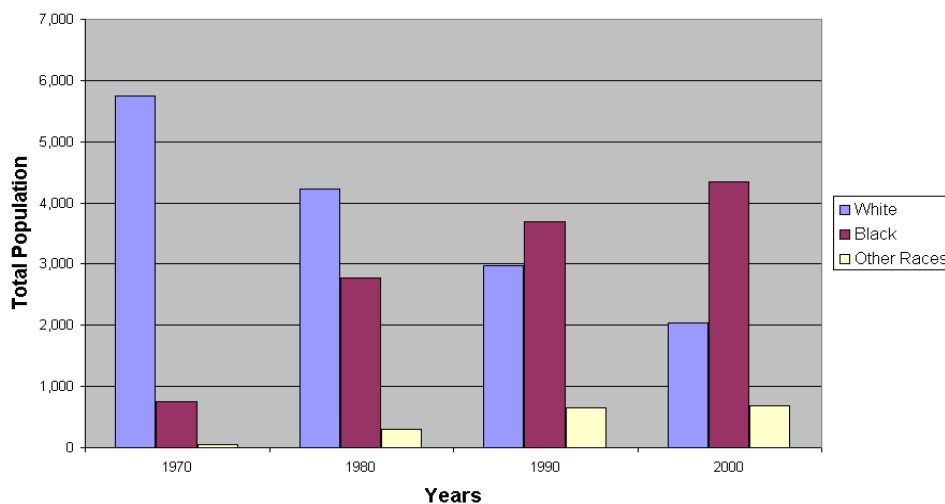


*The Bloxham Building – formerly Caroline Brevard School where earlier neighborhood residents went to school*

Churches were an essential component of this neighborhood. Providence was the home of several churches. Among these churches were the Bloxham Heights Pentecostal Holiness Church and the Church of God. Residents from the neighborhood received their early education at the Caroline Brevard School, which is now known as the Bloxham Building. Local neighborhood stores met most of the retail needs of residents. The local store, Crows Grocery (previously Wombel’s Grocery), located at the corner of Lake Bradford Road and Lake Avenue was the unfortunate scene of a bombing after the death of Dr. Martin L. King Jr., which claimed the life of 19-year-old Travis Crow, son of the owner of the grocery. Tyson’s Grocery was located across the street.

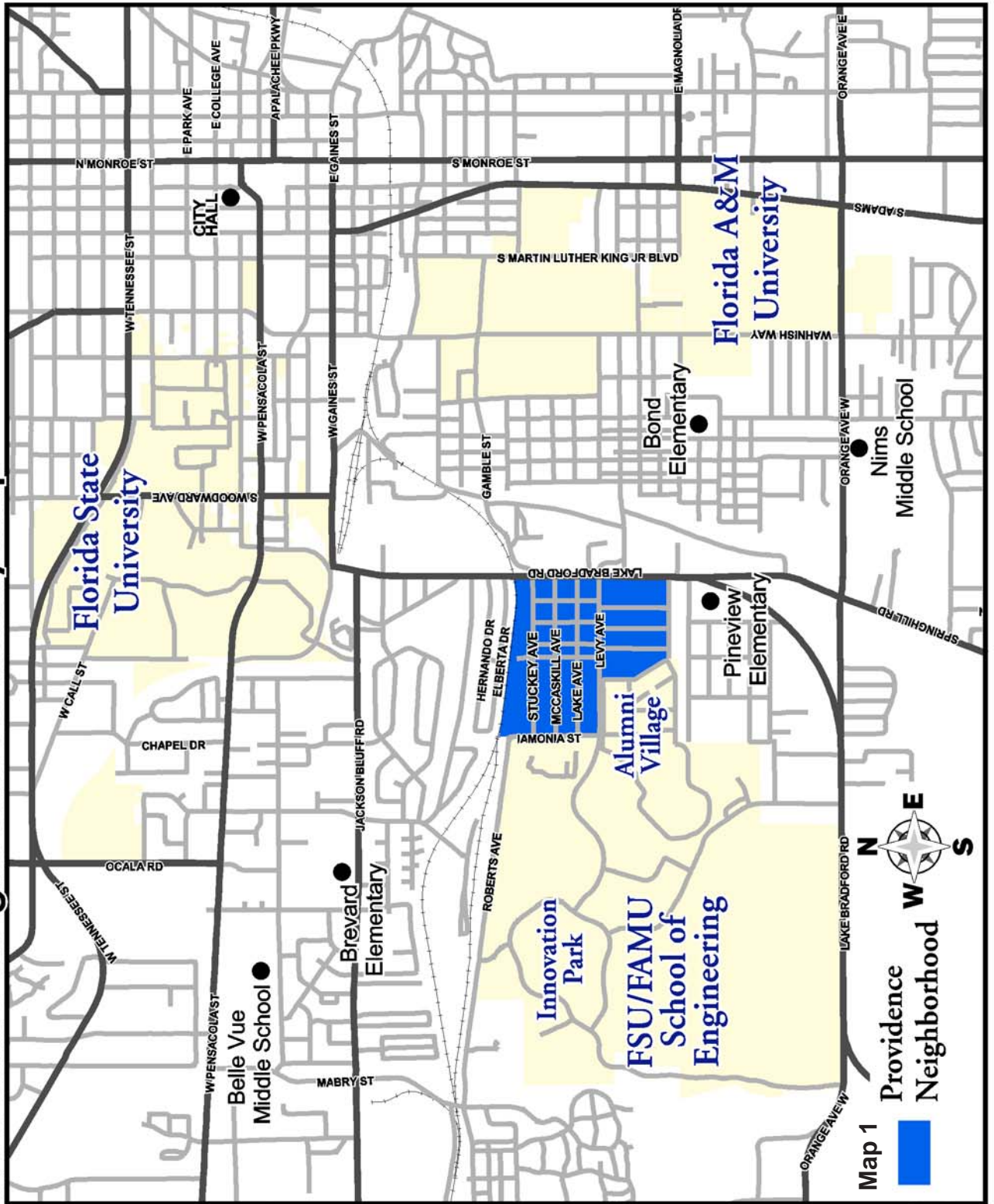
According to previous residents, the earlier residents of Providence neighborhood were Caucasians. However, as with many urban neighborhoods throughout the country, Providence neighborhood experienced a significant change in its racial composition. In the 1980’s, Providence neighborhood began the transition from an all white neighborhood to a predominantly black neighborhood. This urban phenomenon, known as “white flight”, happened when white residents migrated/abandoned neighborhoods in the urban core for suburban neighborhoods. Table 1 below shows the shift in the racial make-up of Tallahassee Census Tract 19 from 1970 to 2000. Providence is located in Census Tract 19 and the population shift that took place in that census tract is indicative of the changes that took place in the Providence neighborhood.

**Table 1**  
**Census Tract 19 Racial Composition**  
**1970-2000**



*Source: US Census*

# Providence Neighborhood Vicinity Map



Source: Tallahassee-Leon County Planning Department

The historical roots of the Providence neighborhood are vast. Several political and community leaders emerged from this neighborhood. However, one in particular stands out: Council Bryan Allen. Council Allen was not only a prominent community leader; he was also a well-respected civil pioneer. Council Bryan Allen eventually became a Leon County Commissioner (1937-1940/1944) and a member of the Leon County School Board. Allen also signed the loan for the local neighborhood church (Bloxxham Heights Pentecostal Holiness Church) when the church borrowed money to build a sanctuary. Bloxxham Heights Pentecostal Holiness Church was founded and established by a group of neighborhood residents who relocated to the area from the Fort Braden area, which was also home to Council Bryan Allen.

The Bishop family was another well-known family that lived and owned a large tract of land within the neighborhood. Paul and Beauna Bishop bought Tract “O” in the subdivision platted by Kate Stuckey. The Bishops later subdivided that tract on April 12, 1949. The Bishop’s house is one of the most historically significant homes in the neighborhood

and was extremely important in laying the foundation for the emerging Bloxxham Heights neighborhood as well as present day Providence. Before the 1950’s, a water tank at the Bishop’s house supplied water to the neighborhood for a monthly fee. The capped-off well, which supplied the water, can still be seen in the yard of the Bishop’s house. Today, the Bishop’s house is home to Mothers In Crisis, Incorporated, a non-profit corporation providing social services to the Tallahassee community.



(l)The Bishop House – A southwest view overlooking the yard  
(r)The Bishop House – home to Mothers In Crisis, Inc.

### I.1.C. The People

According to the 2000 US Census, the population of Providence is approximately 1423 persons.

The population of the neighborhood is predominantly black, with African Americans comprising 87%. The residents are relatively young; approximately 59% of the population are children and young adults under the age of 24. College students account for 33% of the neighborhood’s population. Thirty-five percent (35%) of the households in the neighborhood are families and 66% of the families with children are single-parent households. The median family and household incomes for the neighborhood are \$10,971 and \$14,280, respectively, while the median family and household incomes for the City of Tallahassee are \$23,453 and \$34,764, respectively.



Neighborhood Residents at Play – Fun Day 2003

The unemployment rate in the neighborhood is 20% versus 6% for the City of Tallahassee. The percent of neighborhood residents living below the poverty line is twice that of the City while the percentage of families living below the poverty line is almost three times that of the City. Only 7% of the residents in the neighborhood are homeowners, which means that 93% of the residences in the neighborhood are held for rental purposes.

### **I.1.D. Land Use**

The neighborhood is approximately 124.5 acres with 28 acres dedicated to public right-of-way. The predominant land use in the neighborhood is single-family residential. Approximately 45.9 acres are devoted to single-family residential and 23.7 acres to multi-family residential. The Hutchinson Heights area of the neighborhood is developed primarily as single-family residential, with the exception of a few duplex units on Hutchinson and Hillsborough Streets. This area (Hutchinson Heights) is approximately 28 acres in size.

The Bloxham Heights subdivision (north of Levy Avenue to Stuckey Street) is developed with a mixture of single-family, duplexes, triplexes and apartment complexes. In the center of the Bloxham Heights area is a religious use, the Providence Baptist Church. This church has played host to the neighborhood association since its inception. On the corner of Highlands and Lake Avenues is the office of Mothers In Crisis, Incorporated, a non-profit organization providing services for drug and alcohol recovery. The Bloxham Heights subdivision is also home to a number of historic frame vernacular homes. The land uses on the eastern boundary (Lake Bradford Road) are primarily retail uses with the exception of Jerusalem Missionary Baptist Church, which is located at the corner of Lake Bradford Road and Levy Avenue.

Scattered throughout the neighborhood is approximately 14 acres of vacant land. The largest vacant lot is approximately two acres and is located next to the Alpine Apartments. Majority of the vacant lots are scattered throughout the Bloxham Heights subdivision north of Levy Avenue and are zoned Central Urban. A number of these lots are contiguous and offer various development potentials and opportunities.



*Jerusalem Missionary Baptist Church*

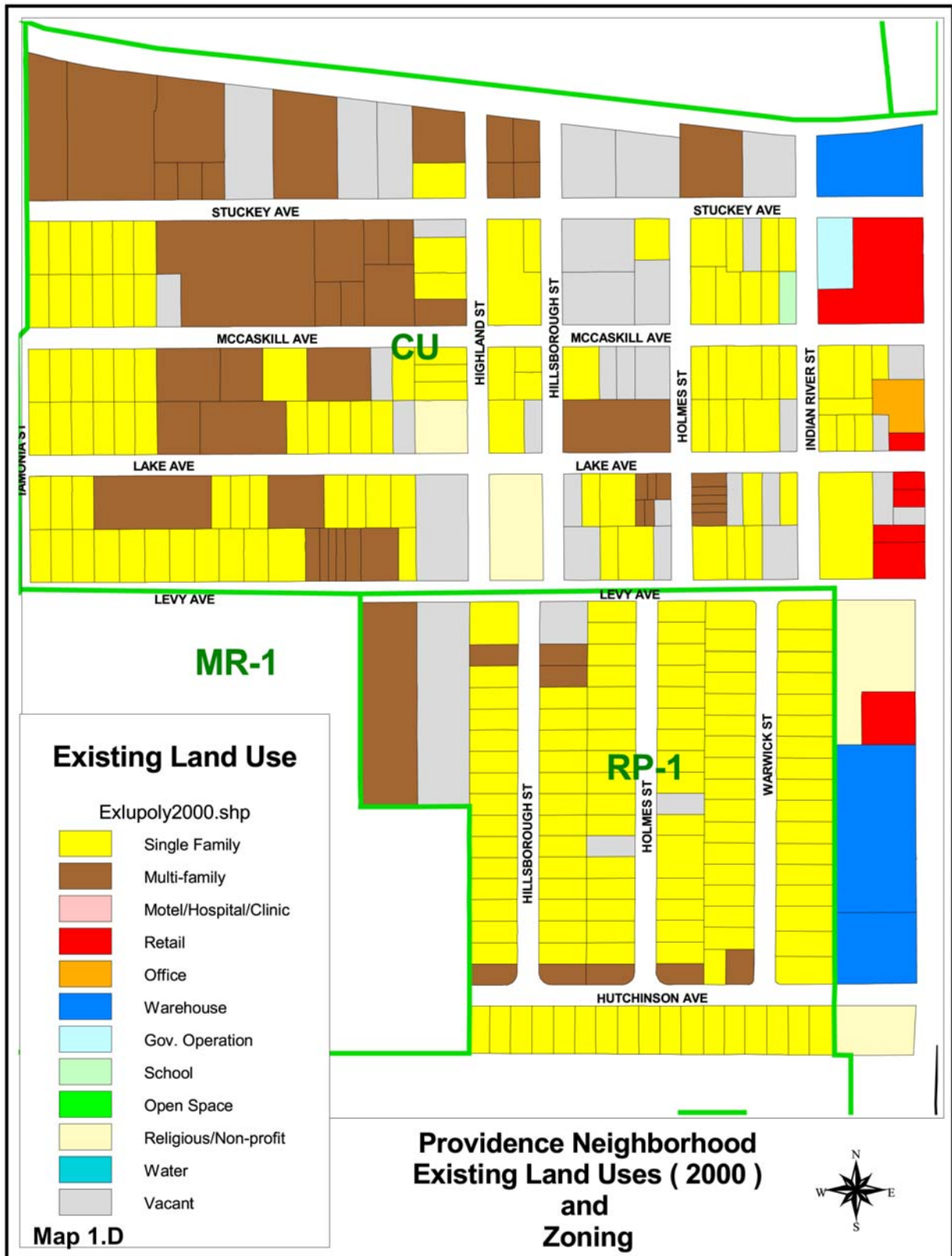


*Providence Baptist Church*

## **I.1.D.a. Zoning**

The Providence neighborhood is divided into two zoning districts: Residential Preservation- 1 (RP-1) and Central Urban (CU), see Map I.D. — Existing Land Uses (2000) and Zoning Map. The area south of Levy Avenue (Hutchinson Heights) is zoned RP-1. The intent of the Residential Preservation zoning district is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. The district provides for single-family, mobile homes and cluster housing at a density of zero to six dwelling units per acre. Commercial, retail, office and industrial uses are prohibited.

The area north of Levy Avenue to Stuckey Street and the frontage parcels along the west side of Lake Bradford Road are zoned CU. The CU zoning district provides for residential development up to 45 units per acre, employment (including manufacturing), office and commercial activities. Intensive infill development is encouraged in areas zoned Central Urban due to the availability of urban infrastructure. However, the actual siting of land uses within this zoning district is dependent on site locational criteria. Additional density bonuses or incentives are allowed for the creation of low and very low income housing.



Source: Tallahassee-Leon County Planning Department





## *II. Providence Neighborhood Association*

In 1996, concerns over the high crime rate, lack of positive activities for children and the many deteriorating homes in the neighborhood, sparked an interest for the creation of the Providence Neighborhood Crime Watch. A concerned businessman, Mr. A.C. “Doug” Douglass, sought and got permission to start having monthly meetings at the Providence Baptist Church to begin to discuss these and other issues. Officer Tonja Bryant-Smith of the Tallahassee Police Department assisted greatly with this effort by keeping the residents in attendance at those meetings informed about neighborhood crime and ways to combat it as citizens. During the first few years of the crime watch, Officer Smith’s tireless labor and Doug Douglass’ commitment of his time, money and innovations were instrumental in lowering crime in our neighborhood. The neighborhood’s concerns and focus are reflected in an early motto of the group, which is, “Making a better place to live.”

After attending several community meetings with the chief of police, it appeared to the neighborhood leaders that a neighborhood association seemed to carry more weight than a neighborhood crime watch. In 1998, the neighborhood reorganized and officially became a neighborhood association with Leslie L. Harris as president of the association. During this time, the association began hosting its seminal event, an annual community fun day, on the property of Providence Baptist Church. The event is designed to bring the neighborhood together. A big focus of the event is to provide recreational, social and educational activities for the neighborhood children and to give them a chance to interact in a positive setting with local law enforcement officers. The Tallahassee Police Department has always been the principal supporter of this event. The association also began having a joint anniversary and Christmas holiday celebration to help bring the neighborhood together as well.

Starting in 1999, the association became more active in trying to address neighborhood code enforcement issues and in targeting programs for our children. Several individuals/residents received Neighborhood Scout Training to assist the City’s code enforcement officers with identifying and correcting code enforcement problems in the neighborhood. Neighborhood residents then began to notify the neighborhood scouts at association meetings of problems they noticed in the neighborhood. Many problems were corrected in this manner. Annual neighborhood cleanups were organized and conducted in association with the annual citywide Super Lube Cleanups. In regards to programs for children, Officer Smith began an earnest effort during that year to find a home in the neighborhood that could be donated for use as a center for our kids. Officer’s Smith’s initial efforts to establish a “Kid’s Place” carried over into 2000 and 2001, as Reverend Walter McDonald, pastor of Providence Baptist Church, Doug Douglass and other members of the association began an initiative to bring more outside assistance to the neighborhood.



*Mr. Leslie L. Harris, President, PNA talks with Jenni Lane at the Issues and Option Workshop*

They approached the Boys and Girls Club and the Police Athletic League about providing activities for children in the neighborhood, and they pursued the idea of having an abandoned property donated for use as an after school center for kids. During this time also, the association began to organize more, and volunteer positions were established and filled for a meeting coordinator, head scout, newsletter editor, meeting host/hostess, and children's supporter. In addition, it became evident that the Tallahassee Police Department and the neighborhood association's crime reduction efforts had been very effective. For the 5-year period of 1996-2000, totals for some of the more serious neighborhood crimes dropped from 127 in 1996 to 70 in 2000.

In 2002, the association recognized that home ownership would be one important way of improving the overall neighborhood and establishing a sense of community pride. To that end, the association established a relationship with the Tallahassee Lenders Consortium, and Nicole Everett of that organization gave her first of several home-buying presentations to the association. By this time too, efforts to combat crime, cleanup the neighborhood, address code enforcement issues, and provide activities for children became part of the ongoing work of the association and its supporters. It was also during the year 2002 that the neighborhood association applied to the Community Neighborhood Renaissance Partnership for designation as the City's second Renaissance Neighborhood. The neighborhood was successful in its efforts.

Through the Neighborhood Renaissance Process, the neighborhood has been working in partnership with city planners and various city agencies, neighborhood organizations, such as Mothers In Crisis, and various community stakeholders, to develop a comprehensive plan to identify and address the concerns of neighborhood residents. In that effort, several strategies and goals have been developed which we would like to accomplish. Some of these include developing a community center, creating homeownership programs, developing incentives for more college students to participate in the neighborhood association, improving neighborhood safety, and increasing participation of residents in the association and in neighborhood activities. Although the association has adopted a more formal mission statement since its founding, all of these current goals are in keeping with the original focus of the group that founded our organization in 1996, which was again, "Making a better place to live."



*Rev. McDonald, pastor Providence Baptist Church, makes a point at the Issues & Option Workshop.*

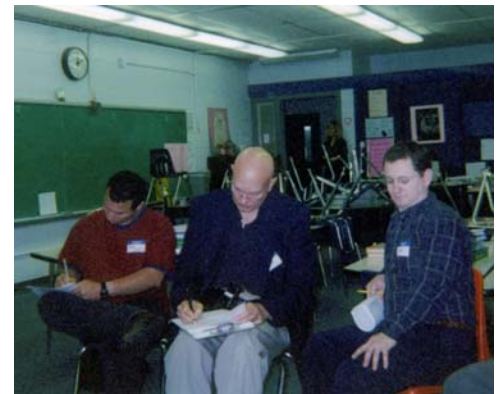
We thank Reverend Walter McDonald, FDLE agent Tonja Bryant-Smith, and Doug Douglass for founding our organization and nurturing it to where it is today. We also thank all of the various stakeholders that have nurtured us along the way as well.

### III. *The Neighborhood Planning Process*

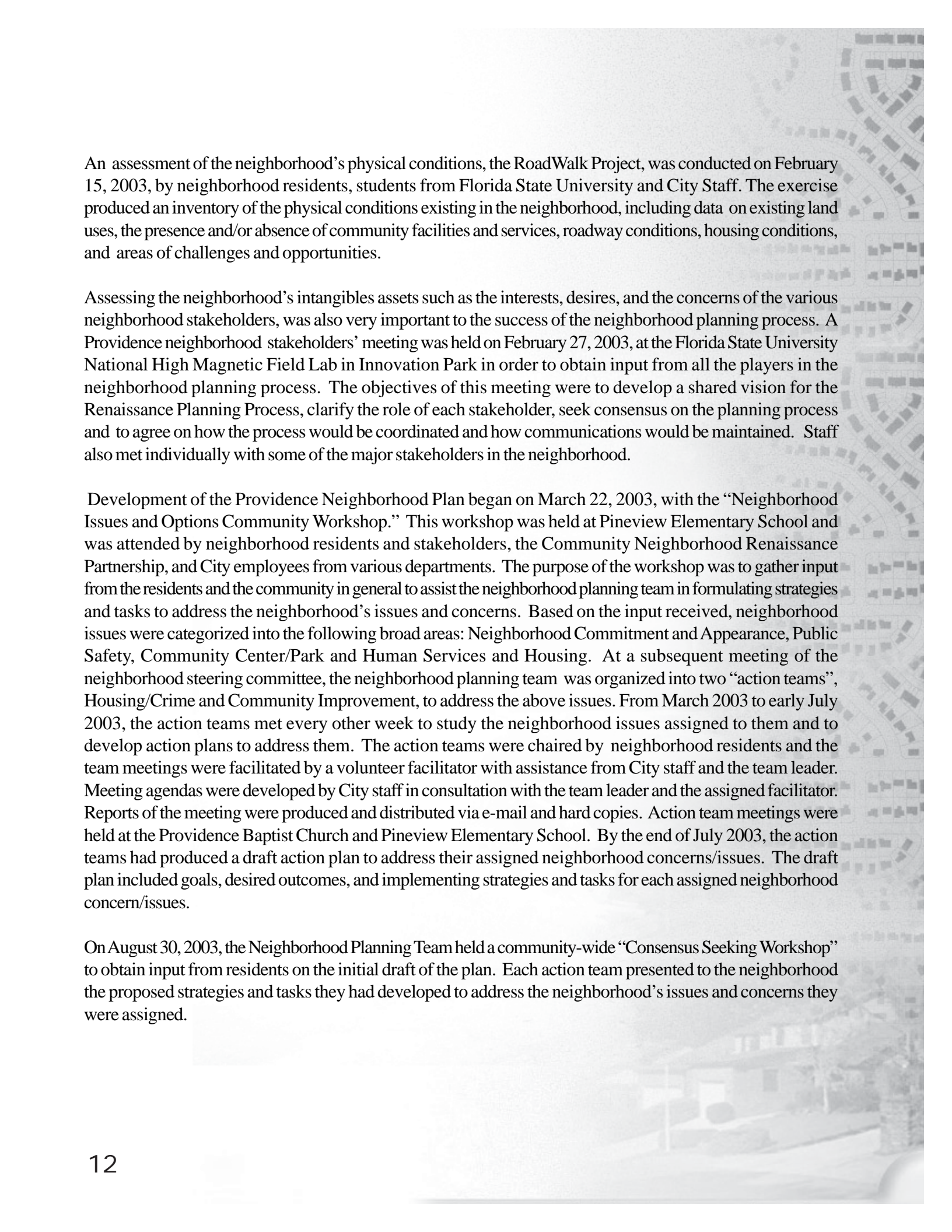
On July 24, 2002, the Community Neighborhood Renaissance Partnership selected Providence neighborhood as the second Tallahassee neighborhood to participate in the Community Neighborhood Renaissance Program, a neighborhood-planning program staffed by the Tallahassee-Leon County Planning Department. Since then, the Planning Department, in coordination with the Providence Neighborhood Association, has coordinated the renaissance planning process in the Providence neighborhood.

Selection of the City's second Renaissance Neighborhood began in May 2002 when the City of Tallahassee, in partnership with the Community Neighborhood Renaissance Partnership (CNRP – Partnership), announced that applications were being accepted for the selection of the 2002 Renaissance Neighborhood. Seven applications were received and accepted from Callen, Bond, Greater Gaines, Lakewood, Providence, Seminole Manor and Silver Ridge neighborhoods. The selection committee appointed to review and rank the applications ranked Providence neighborhood as the top neighborhood and recommended that the Partnership Board of Directors select Providence as the 2002 Renaissance Neighborhood. The Partnership Board of Directors met subsequently to consider the Selection Committee's recommendation and voted to designate Providence as the 2002 Renaissance Neighborhood. The Tallahassee City Commission, Leon County Board of County Commissioners and Leon County School Board all took separate actions to endorse the selection of Providence neighborhood as the second Renaissance Neighborhood.

The Renaissance Neighborhood Planning Process has four separate phases. The process includes neighborhood selection and assessment, plan development, plan implementation and monitoring, and evaluation. Starting in September 2002, a neighborhood assessment was undertaken in the Providence neighborhood to determine the neighborhood's needs and assets, existing relationships and partnerships, and physical conditions. Florida State University Department of Urban & Regional Planning conducted the assessment. The assessment took the form of a survey and was administered by FSU students, neighborhood residents, and city staff over three weekends in an attempt to meet and interview as many people as possible from a random sample of 132 housing units. Sixty-eight (68) surveys were completed, for a response rate of 51.5 percent. The survey results are tabulated and documented in the *Providence Community Action Survey Report* (FSU –2002). The report was used extensively to determine the neighborhood's issues and concerns.



*Issues and Options Workshop participants: Anthony Montolvo, A.C. Douglas and Rob Rinehart*



An assessment of the neighborhood's physical conditions, the RoadWalk Project, was conducted on February 15, 2003, by neighborhood residents, students from Florida State University and City Staff. The exercise produced an inventory of the physical conditions existing in the neighborhood, including data on existing land uses, the presence and/or absence of community facilities and services, roadway conditions, housing conditions, and areas of challenges and opportunities.

Assessing the neighborhood's intangibles assets such as the interests, desires, and the concerns of the various neighborhood stakeholders, was also very important to the success of the neighborhood planning process. A Providence neighborhood stakeholders' meeting was held on February 27, 2003, at the Florida State University National High Magnetic Field Lab in Innovation Park in order to obtain input from all the players in the neighborhood planning process. The objectives of this meeting were to develop a shared vision for the Renaissance Planning Process, clarify the role of each stakeholder, seek consensus on the planning process and to agree on how the process would be coordinated and how communications would be maintained. Staff also met individually with some of the major stakeholders in the neighborhood.

Development of the Providence Neighborhood Plan began on March 22, 2003, with the "Neighborhood Issues and Options Community Workshop." This workshop was held at Pineview Elementary School and was attended by neighborhood residents and stakeholders, the Community Neighborhood Renaissance Partnership, and City employees from various departments. The purpose of the workshop was to gather input from the residents and the community in general to assist the neighborhood planning team in formulating strategies and tasks to address the neighborhood's issues and concerns. Based on the input received, neighborhood issues were categorized into the following broad areas: Neighborhood Commitment and Appearance, Public Safety, Community Center/Park and Human Services and Housing. At a subsequent meeting of the neighborhood steering committee, the neighborhood planning team was organized into two "action teams", Housing/Crime and Community Improvement, to address the above issues. From March 2003 to early July 2003, the action teams met every other week to study the neighborhood issues assigned to them and to develop action plans to address them. The action teams were chaired by neighborhood residents and the team meetings were facilitated by a volunteer facilitator with assistance from City staff and the team leader. Meeting agendas were developed by City staff in consultation with the team leader and the assigned facilitator. Reports of the meeting were produced and distributed via e-mail and hard copies. Action team meetings were held at the Providence Baptist Church and Pineview Elementary School. By the end of July 2003, the action teams had produced a draft action plan to address their assigned neighborhood concerns/issues. The draft plan included goals, desired outcomes, and implementing strategies and tasks for each assigned neighborhood concern/issues.

On August 30, 2003, the Neighborhood Planning Team held a community-wide "Consensus Seeking Workshop" to obtain input from residents on the initial draft of the plan. Each action team presented to the neighborhood the proposed strategies and tasks they had developed to address the neighborhood's issues and concerns they were assigned.

Presentations were made by Rev. Walter McDonald, Alexia Jones, Rosalind Tompkins and Leslie L. Harris. Residents were supportive of the work done by the action teams and no major changes to the initial draft plan were proposed at the meeting. The draft plan was submitted to various city and county departments for review and comments. The departments recommended no substantive changes. On October 20, 2003, the neighborhood association adopted the plan and transmitted it to the Partnership for adoption.



*Workshop Participants break for lunch*



# IV. The Neighborhood Action Plan

The Providence Neighborhood Renaissance Plan was written by the neighborhood for the neighborhood. The plan is the result of an extensive collaborative and holistic community effort which engaged neighborhood residents, City staff, members of the Community Neighborhood Renaissance Partnership and other interested citizens in the Tallahassee-Leon County community. All residents and property owners in the neighborhood were invited to participate in some manner in the plan development process. Neighborhood residents participated by serving on action teams, which developed the plan; by attending neighborhood association meetings; attending community-wide meetings to provide input to the action teams; serving on the neighborhood steering committee; participating in the community assessment survey; and voting on the plan.

The plan identifies neighborhood and community issues that are of major concern to the neighborhood and how the neighborhood proposes to address them. The plan, therefore, provides direction for future development, City and County programs, programs offered by the Community Neighborhood Renaissance Partnership, and other institutions. A clear vision of the neighborhood’s priorities, needs, goals and desired outcomes as well as consensus on how things should be done are articulated in the plan. The plan advises businesses, governmental and non-profit agencies, and the neighborhood residents about the future activities the neighborhood will support and endorse. The plan addresses the following issues:

<i>Themes</i>	<b>Getting Everyone Involved</b>	<b>Keeping the Neighborhood Clean &amp; Safe</b>	<b>Taking Care of Our People</b>	<b>We Must Own Our Neighborhood</b>	<b>A Face for the Future</b>
<b>ISSUES</b>	Neighborhood Involvement & Outreach  Neighborhood Pride	Neighborhood Cleanup  Neighborhood Safety  Crime	Neighborhood Center  Human Development  Landlord/Tenant Relationships	Homeownership  Neighborhood Ownership  Housing Rehabilitation (owner-occupied)  Housing Rehabilitation (rental housing)	Zoning  Streetscape

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







***Providence: Getting Everyone Involved***

**Neighborhood Involvement/Outreach  
Neighborhood Pride**

# Issue Area 1: *Neighborhood Involvement/Outreach*

The involvement of neighborhood residents and stakeholders in the preservation or revitalization of a neighborhood is key to the success of such efforts. Involvement in community activities indicates that residents feel responsible for their community and are willing to help improve existing conditions and to determine the solutions to the problems faced by their neighborhoods. Involvement in community/neighborhood activities are affected by a number of factors which must be taken into consideration when designing an outreach plan to solicit the involvement of residents in neighborhood activities. Perhaps the biggest factor affecting neighborhood residents' attitudes toward involvement in community activities is their economic stake in the neighborhood. Residents that have a greater economic stake in their neighborhood, i.e., they own property in the neighborhood, are more likely to have an interest in community activities. Other factors influencing residents involvement include, but are not limited to, the age of the residents, the scheduling of neighborhood activities, the sponsoring neighborhood organization, and the issues being addressed by the neighborhood organization.

Neighborhood involvement in the activities of the Providence Neighborhood Association is very limited. The residents of Providence are very transient. More than 75% of the residents surveyed in the *Providence Community Action Survey* (FSU 2002) had lived in Providence less than five years. Fifty-one (51.5%) percent had lived in the neighborhood less than a year.

In addition, most of the people surveyed were not members of the Providence Neighborhood Association and were not aware of the name of the neighborhood. Involvement in the activities of the neighborhood association is impeded by the transient nature of the neighborhood's residents, the scheduling of neighborhood activities, and the lack of a properly organized neighborhood association. The strategies developed by residents to encourage and foster neighborhood involvement must recognize the factors that affect neighborhood involvement and come up with methods to address them.

## **Goal**

*To increase residents and stakeholders' involvement and participation in the activities of the Providence Neighborhood Association*

### **Desired Outcomes:**

1. An increase in the number of homeowners, residents and stakeholders participating in the activities of the neighborhood association
2. An increase in the number of landlords participating in the activities of the neighborhood association
3. A broader sense of neighborhood ownership
4. Community involvement in the enterprise zone process
5. New and creative outreach programs to increase participation in neighborhood activities

## Implementing Strategies/Tasks

**Strategy 1.A:** *Formalize the organization of the Providence Neighborhood Association to create positions and offices in which residents can serve the neighborhood*

**Task 1.A.1:** Develop and adopt by-laws for the Providence Neighborhood Association. (*Involved Parties/Potential Partners: PNA & DNCS*)

**Task 1.A.2:** Create within the association's by-laws formal positions through which residents can serve their neighborhood. (*Involved Parties/Potential Partners: PNA & DNCS*)

**Task 1.A.3:** Establish and hold elections to give various neighborhood residents opportunities to serve their neighborhood in an elected office. (*Involved Parties/Potential Partners: PNA & DNCS*)

**Strategy 1.B:** *Establish a network within the neighborhood to inform, educate, and receive input from neighborhood residents about neighborhood concerns*

**Task 1.B.1:** Organize focus groups to obtain input from residents on neighborhood issues and concerns and to promote a sense of community. Focus groups may be organized, as needed, for the following groups of residents: youths, elderly, single parents, landlords, college students, renters, and businesses, etc. (*Involved Parties/Potential Partners: PNA, MIC & Landlords*)

**Task 1.B.2:** Recruit facilitators to lead each focus group established. (*Involved Party/Partner: PNA*)

**Task 1.B.3:** Utilize neighborhood focus groups and neighborhood association meetings to identify future street/block captains. (*Involved Party/Partner: PNA*)

**Task 1.B.4:** Establish a network of block/street captains in the neighborhood. Initially, explore the pairing of a Covenant Partner with a neighborhood resident to serve as block/street captains. (*Involved Parties/Potential Partners: PNA, MIC, CNRP*)



*Neighborhood Fun Day 2003 Sign*

**Strategy 1.C:** *Use different mediums and cost effective means to communicate neighborhood activities to residents*

**Task 1.C.1:** Continue distributing flyers and newsletters to keep neighborhood residents and stakeholders informed about neighborhood activities and projects.

*(Involved Parties/Potential Partners: PNA & Landlords)*

**Task 1.C.2:** Use signs to advertise the association's monthly meeting. *(Involved Party/ Partner: PNA)*

**Strategy 1.D:** *Organize community events and projects to generate interest and show progress*

**Task 1.D.1:** Provide activities at apartment complexes to get more renters involved. *(Involved Parties/Potential Partners: PNA & Property Managers/Owners)*

**Task 1.D.2:** Organize and hold street block parties so that neighborhood residents can meet each other. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Task 1.D.3:** Provide informational and educational components at block parties and other special events. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Task 1.D.4:** Provide workshops that focus on programs that are of interest to residents and provide a benefit. *(Involved Parties/Potential Partners: PNA, DNCS, TLC, FSU, FAMU & CNRP)*

**Task 1.D.5:** Create new and additional incentives to get more residents involve in the neighborhood association. Incentives could include food coupons, door prizes, and providing refreshments at the meetings. *(Involved Parties/Potential Partners: PNA & CNRP)*

## Issue Area 2: *Neighborhood Pride*

Neighborhood pride is an important element in the redevelopment and revitalization of neighborhoods. Neighborhood pride is generated by a neighborhood's identity and role in the wider community, history (people, architecture, etc.), neighborhood amenities (public areas and spaces, churches, etc.), residents' economic investments (usually homeownership), and intangible factors such as relationships that neighborhood residents share with each other and ethnic and cultural significance. The presence of these attributes in the Providence neighborhood is non-existent or limited at best.

The *Providence Community Action Survey Report* (FSU 2002) showed that a majority of the residents surveyed in Providence could not identify nor did they know the name of their neighborhood. Only 6% of the residents surveyed referred to the neighborhood as "Providence." Instead, residents tend to refer to the neighborhood by the street names within the neighborhood, such as "Levy Street", "Lake Bradford Road", etc. One third (33.8%) of those surveyed thought the neighborhood did not have a name or they did not know the name of the neighborhood. Presently, there are no neighborhood entrance signs showing the name of the neighborhood. The only reference to the name Providence is the Providence Baptist Church, which is located in the heart of the neighborhood.

Perhaps one of the biggest deterrents to residents' interest and pride in the neighborhood is the transient nature of the neighborhood's population. Seventy-five (75)% of the respondents to the Community Action Survey lived in the neighborhood less than 5 years. Over 50% lived in the neighborhood less than 1 year. Economic investment in the neighborhood by the resident is also limited. Only 10.3% of the residents living in the neighborhood are homeowners [*Providence Community Action Survey* (FSU 2002)]. In addition, while Providence has a rich history and number of historical housing units, the majority of the present residents are not aware of the neighborhood's history and the significance of some of the homes in the neighborhood.

### *Goal*

*To create a neighborhood spirit and a sense of place in the Providence Neighborhood*

### Desired Outcomes:

1. Community and neighborhood-wide recognition of "Providence" as the name for the neighborhood
2. A strong sense of place and community pride
3. Neighborhood Entranceway Signs
4. Neighborhood-wide beautification projects
5. A neighborhood center

## Implementing Strategies/Tasks



Well kept home and yard on Warwick Street

**Strategy 2.A:** *Erect “gateways” at the major entrances into the neighborhood to establish and to project a sense of place and destination*

**Task 2.A.1:** Establish a committee to locate sites for the entrance signs and to examine ways to get funding for the signs. Solicit representatives from City of Tallahassee Street and Drainage Division and the Traffic Engineering Division to serve on this committee. *(Involved Parties/Potential Partners: PNA, CNRP & City Public Works)*

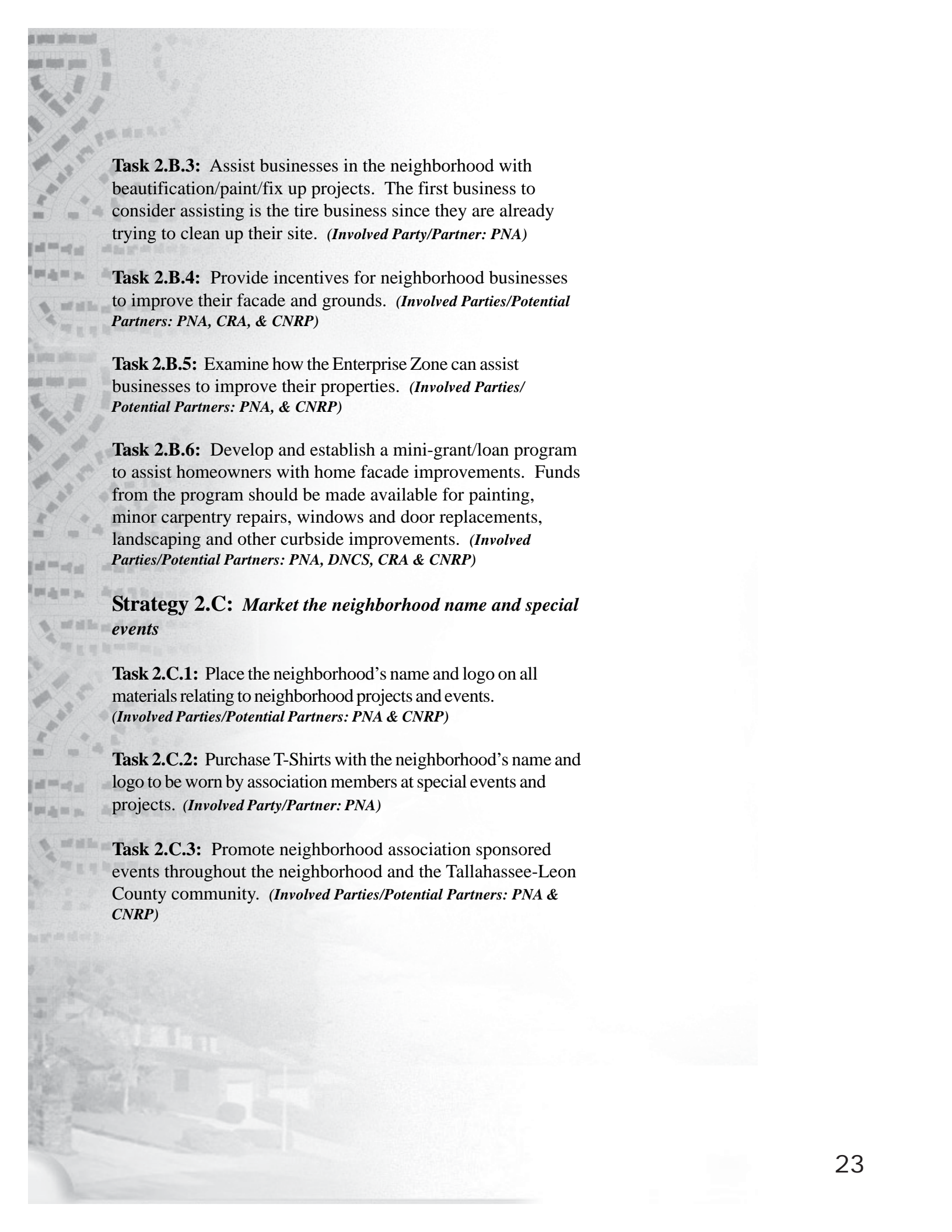
**Task 2.A. 2:** Design, construct, and install entrance signs and landscaping at the major entrances (Levy Avenue and Stuckey Street) into the neighborhood. The first signs should be installed at the eastern entrances of the neighborhood where they will have the most visibility. *(Involved Parties/Potential Partners: PNA, DNCS- grant review and processing & CNRP)*

**Task 2.A.3:** Obtain appropriate permits, if necessary, for the installation and construction of the neighborhood entrance signs. *(Involved Parties/Potential Partners: PNA & City Growth Management Dept.)*

**Strategy 2.B:** *Develop and implement a neighborhood beautification plan to create neighborhood spirit and a sense of community among residents*

**Task 2.B.1:** Work with Florida A&M University School of Landscape and organizations such as the Tallahassee Garden Club to develop and implement a landscape program for the neighborhood. *(Involved Parties/Potential Partners: PNA, FAMU, Tallahassee Garden Club & CNRP)*

**Task 2.B.2:** Establish a committee to approach businesses in the neighborhood to offer the neighborhood’s assistance with beautification efforts and to find out businesses’ issues and concerns on beautification matters. *(Involved Party/Partner: PNA)*



**Task 2.B.3:** Assist businesses in the neighborhood with beautification/paint/fix up projects. The first business to consider assisting is the tire business since they are already trying to clean up their site. *(Involved Party/Partner: PNA)*

**Task 2.B.4:** Provide incentives for neighborhood businesses to improve their facade and grounds. *(Involved Parties/Potential Partners: PNA, CRA, & CNRP)*

**Task 2.B.5:** Examine how the Enterprise Zone can assist businesses to improve their properties. *(Involved Parties/Potential Partners: PNA, & CNRP)*

**Task 2.B.6:** Develop and establish a mini-grant/loan program to assist homeowners with home facade improvements. Funds from the program should be made available for painting, minor carpentry repairs, windows and door replacements, landscaping and other curbside improvements. *(Involved Parties/Potential Partners: PNA, DNCS, CRA & CNRP)*

**Strategy 2.C:** *Market the neighborhood name and special events*

**Task 2.C.1:** Place the neighborhood's name and logo on all materials relating to neighborhood projects and events. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Task 2.C.2:** Purchase T-Shirts with the neighborhood's name and logo to be worn by association members at special events and projects. *(Involved Party/Partner: PNA)*

**Task 2.C.3:** Promote neighborhood association sponsored events throughout the neighborhood and the Tallahassee-Leon County community. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Strategy 2.D: *Create a focal area in neighborhood***

**Task 2.D.1:** Establish the 1400 and 1500 blocks of Lake Avenue as the focus area of the neighborhood using the **Heart-of-the-Hill Conceptual Plan** (see Appendix II). *(Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP, Providence Baptist Church, MIC & TLCPD)*

**Task 2.D.2:** Acquire a vacant tract of land for development of the proposed neighborhood community center. Landscape the proposed neighborhood center to implement the **Heart-of-the-Hill Conceptual Plan**. *(Involved Parties/Potential Partners: PNA, City of Tallahassee & CNRP)*

**Task 2.D.3:** Install traffic calming devices (traffic circles) at the intersections of Hillsborough/Lake Avenue and Highlands/Lake Avenue consistent with the proposed **Heart-of-the-Hill Conceptual Plan**. These traffic circles should be landscaped with appropriate vegetation. *(Involved Parties/Potential Partners: PNA & City Traffic Engineering Division)*

**Task 2.D.4:** Develop and implement a streetscape plan to create a focus area point in the 1400 and 1500 blocks of Lake Avenue consistent with the **Heart-of-the-Hill Conceptual Plan**. The plan should include sidewalks, landscaping, sidewalk lights, special roadway surfaces, and street furniture where appropriate. *(Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP, Providence Baptist Church, MIC & TLCPD)*





***Providence:* Keeping the Neighborhood  
Clean and Safe**

**Neighborhood Cleanup  
Neighborhood Safety  
Crime**



## Issue Area 3: *Neighborhood Cleanup*

One of the issues facing the Providence neighborhood is its image and appearance. The first thing a person notices about an area is its physical appearance or character. The visual quality of an area has an immediate affect on how an individual perceives an area. A neighborhood with litter, unkept homes and yards, trash along its roadways will not be perceived the same as a neighborhood with attractive homes, well maintained landscaping, and manicured green spaces.

While the respondents of the *Providence Community Action Survey* (FSU 2002) did not reach consensus on many areas of concern, one of the areas in which residents agreed was “Neighborhood Appearance and Cleanliness.” Sixty (60)% of the residents surveyed felt that their neighborhood is unkept and has a litter problem. Seventy (70)% felt that the houses in the neighborhood are unattractive. On the issue of whether landlords took good care of their properties there was no consensus. Forty-one (41.2)% of those surveyed agreed, 42.6% disagreed while 16.2% did not know.

There are several factors that may be contributing to the unkempt state of the neighborhood. These factors include the transient nature of the resident, the lack

of homeownership, and the prevalence of absentee landlords. In developing a cleanup program for Providence, all these factors will need to be acknowledged and taken into consideration when developing strategies to address the physical appearance of the neighborhood.

### ***Goal***

***To reduce litter and debris in our neighborhood***

### **Desired Outcomes:**

1. No trash or litter in the neighborhood
2. Better garbage collection along streets
3. Solid waste pickup for apartment complexes
4. Residents who are knowledgeable of and adhere to solid waste collection schedules
5. Well maintained vacant lots
6. Residents who dispose of hazardous waste properly
7. Neighborhood cleanups at the end of each semester to remove trash/furniture discarded by students

## Implementing Strategies/Tasks



*Illegal dumping is common in various sections of the neighborhood*

### **Strategy 3.A:** *Promote a comprehensive ongoing community-wide neighborhood cleanup campaign*

**Task 3.A.1:** Establish a committee comprised of neighborhood residents and representatives from the City of Tallahassee Solid Waste Department, Code Enforcement Division, and Neighborhood Services to develop a comprehensive neighborhood cleanup plan. (*Involved Parties/Potential Partners: PNA, DNCS, City of Tallahassee Solid Waste Dept. & TPD*)

**Task 3.A.2:** Use the neighborhood newsletter to inform neighborhood residents about garbage collection procedures and collection times. (*Involved Party/Partner: PNA*)

### **Strategy 3.B:** *Establish and implement an “Adopt-a-Street Program” for the neighborhood*

**Task 3.B.1:** Use the neighborhood crime watch street/block captain network to organize residents on each street to clean and maintain their particular street. (*Involved Parties/Potential Partners: PNA, TPD & Covenant Partners*)

**Task 3.B.2:** Coordinate with FSU, FAMU and other organizations to find groups who will adopt streets in the neighborhood and work in partnership with neighborhood residents to clean up and maintain designated neighborhood streets. (*Involved Parties/Potential Partners: PNA, FAMA, FSU & Covenant Partners*)

**Strategy 3.C: *Aggressively enforce the City's Housing Code, including the use of condemnation remedies***

**Task 3.C.1:** As a neighborhood association, continue to push for aggressive code enforcement remedies by the City of Tallahassee. *(Involved Party/Partner: PNA)*

**Task 3.C.2:** Recruit more residents to participate in the City's Code Enforcement Neighborhood Scouts Program. *(Involved Parties/Potential Partners: PNA & DNCS )*

**Strategy 3.D: *Conduct major cleanups of the neighborhood and an Operation Commitment Program***

**Task 3.D.1:** Establish, immediately, a group to plan and coordinate neighborhood cleanup projects and to work with the City to launch an Operation Commitment Program early in the fall of 2003. *(Involved Parties/Potential Partners: PNA, DNCS & CNRP)*

**Task 3.D.2:** Devise ways to get owners of vacant lots to participate in cleanups. *(Involved Party/Partner: PNA)*

**Task 3.D.3:** Recruit people in the neighborhood to monitor trash problems and to call the City's Solid Waste Department when the trash is not collected in a reasonable timeframe. *(Involved Party/Partner: PNA)*



## Issue Area 4: *Neighborhood Safety*

Retrofitting neighborhoods to include infrastructure, community amenities, and other design considerations, which lead to residents' safety is a very important component of neighborhood revitalization. With respect to the safety of the Providence neighborhood, the residents claim that there is an overwhelming need for the streets in the neighborhood to be safe for pedestrians. Eighty-five (85)% of the respondents to the *Providence Community Action Survey* (FSU 2002) state that there is a need for sidewalks in their neighborhood. Most of the streets in the neighborhood are bordered by open ditches that are sometimes filled with debris, garbage and broken bottles. Walking on these streets is hazardous.

### ***Goal***

**To improve safety within the neighborhood**

#### **Desired Outcomes:**

1. Slower vehicular speed within the neighborhood
2. New and additional streetlights in strategic locations throughout the neighborhood
3. In the long-term, reduce the use of Levy Avenue for through-traffic purposes and use Stuckey Avenue for such purposes
4. The closure of open ditches along neighborhood streets and the construction of sidewalks and bike lanes on neighborhood streets to promote pedestrian travel and safety
5. New and additional fire hydrants in the neighborhood
6. A positive relationship between residents and local law enforcement officials



*Tallahassee Police Officers at Fun Day 2003*



*Open drainage ditches along neighborhood streets are a hazard to pedestrians and drivers alike*

## Implementing Strategies/Tasks



*Stuckey Street, a highly trafficked neighborhood street, bordered by a dirt footpath*

### **Strategy 4.A:** *Improve walkability and minimize the interaction of pedestrians and vehicular traffic*

**Task 4.A.1:** Reconstruct all neighborhood streets to enclose all open ditches, install curb and gutters, and construct sidewalks and traffic calming devices. (*Involved Party/Partner: Traffic Engineering Division*)

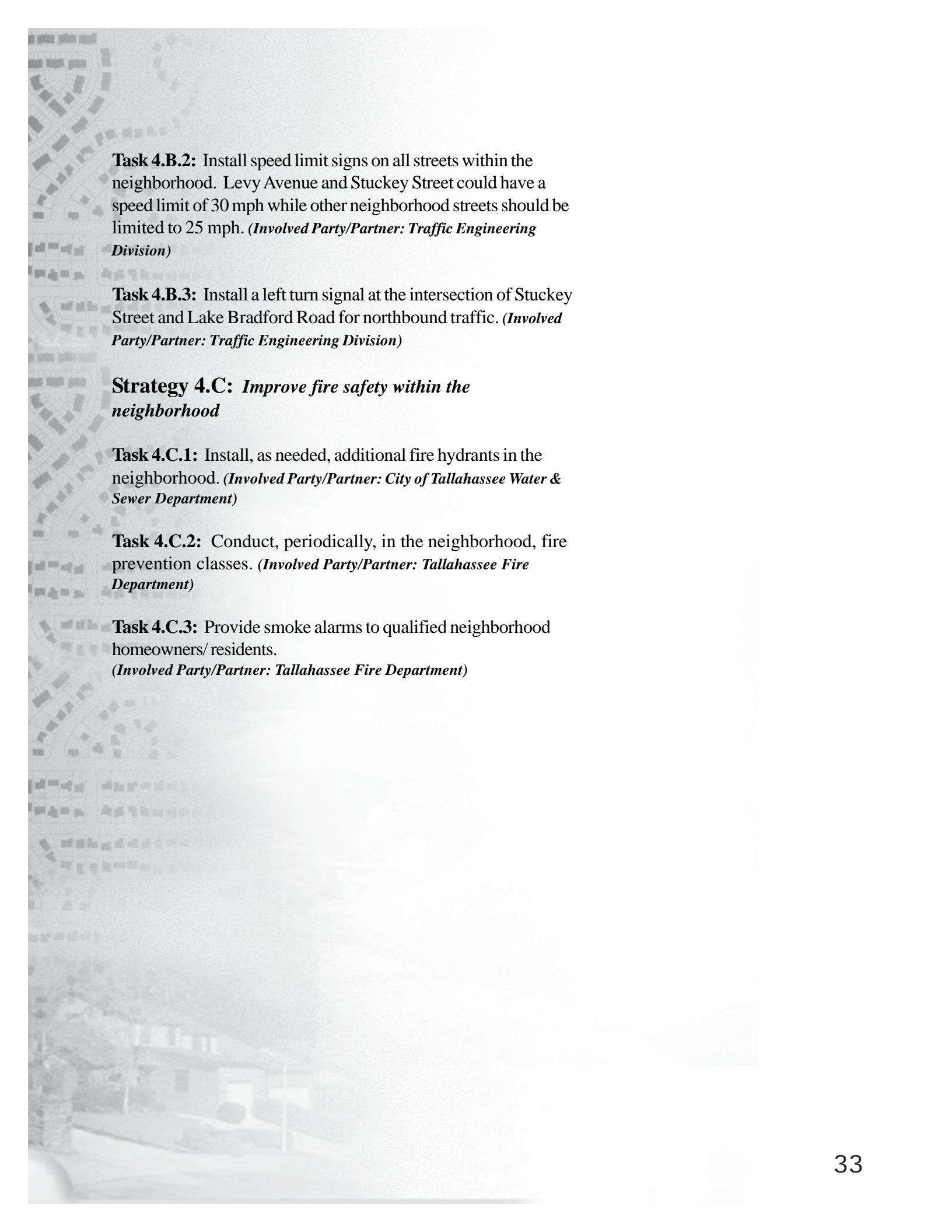
**Task 4.A.2:** Construct crosswalks at appropriate intersection(s) along Levy Avenue for residents to access each section of the neighborhood. These crosswalks should further the neighborhood's **Heart-of-the-Hill Plan**. (*Involved Parties/Potential Partners: Traffic Engineering Division and TLCPD*)

**Task 4.A.3:** Install crosswalks at the Stuckey/Lake Bradford Road and Levy Avenue/Lake Bradford Road intersections. (*Involved Party/Potential Partner: Traffic Engineering Division*)

### **Strategy 4.B:** *Control the flow of traffic within the neighborhood*

**Task 4.B.1:** On various streets throughout the neighborhood install traffic calming devices to slow the speed of motor vehicles. Priority should be given to the east-to-west streets. The installation of the traffic calming devices should further the neighborhood's **Heart-of-the-Hills Plan**. (*Involved Parties/Potential Partners: Traffic Engineering Division and TLCPD*)





**Task 4.B.2:** Install speed limit signs on all streets within the neighborhood. Levy Avenue and Stuckey Street could have a speed limit of 30 mph while other neighborhood streets should be limited to 25 mph. *(Involved Party/Partner: Traffic Engineering Division)*

**Task 4.B.3:** Install a left turn signal at the intersection of Stuckey Street and Lake Bradford Road for northbound traffic. *(Involved Party/Partner: Traffic Engineering Division)*

**Strategy 4.C: *Improve fire safety within the neighborhood***

**Task 4.C.1:** Install, as needed, additional fire hydrants in the neighborhood. *(Involved Party/Partner: City of Tallahassee Water & Sewer Department)*

**Task 4.C.2:** Conduct, periodically, in the neighborhood, fire prevention classes. *(Involved Party/Partner: Tallahassee Fire Department)*

**Task 4.C.3:** Provide smoke alarms to qualified neighborhood homeowners/residents. *(Involved Party/Partner: Tallahassee Fire Department)*



## Issue Area 5: *Crime*

Most of the residents in the Providence neighborhood feel safe in their community according to the results of the *Providence Community Action Survey* (FSU 2002). Two-thirds (67)% of the survey respondents agreed with the statement that they feel safe in their neighborhood. However, a third of the survey respondents stated that they did not feel safe in their neighborhood. Thirty (30)% of the survey respondents agreed that crime, disruptive activities, and loitering were problems in the neighborhood. Twenty-nine (29)%, however, disagreed with the statement while 32% percent of the respondents were not aware of the frequency of criminal activities in the neighborhood. Approximately 75% of the survey respondents disagreed that their neighborhood is free from drugs. With respect to police patrol, 60.3% agreed that

the police frequently patrolled their neighborhood. Some neighborhood residents saw this (frequent police patrols) as a positive thing; however, others perceived it as a negative factor for the neighborhood.

Providence is located in the City of Tallahassee Police Department Crime Reporting Area 553. Table 5 below provides a comparison of tracked criminal activities occurring in Providence from 1998 to 2002. As indicated by the table, crime is a major problem in the Providence neighborhood. However, residents' perceptions of criminal activities occurring in their neighborhood are not consistent with the reality of criminal activities taking place. It is likely that residents are fearful of admitting that crime occurs in the neighborhood.

**Table 2**  
**Providence Neighborhood Crime Summary: 1999 – 2002**

<b>OFFENSE</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>Percent Change 2001 - 2002</b>
Aggravated Assault/Battery	27	31	33	25	-24.24%
Burglary/Breaking and Entering	35	46	49	39	-20.41%
Destruction/Damage/Vandalism	25	25	27	0	-100.00%
Drug Violation	64	33	32	18	-43.75%
Financial Offense/Fraud	15	5	20	13	-35.00%
Forcible Sex Offense	5	1	1	5	400.00%
Homicide	0	1	0	0	NC
Kidnapping/Abduction	1	2	0	3	NC
Larceny/Theft	52	49	41	43	4.88%
Liquor Law Violation	1	5	2	1	-50.00%
Motor Vehicle Theft	10	9	3	8	166.67%
Non-Forcible Sex Offense	1	0	3	0	-100.00%
Robbery	8	4	11	9	-18.18%
Simple Assault/Battery/Intimidation	74	74	73	79	8.22%
<b>TOTAL</b>	<b>318</b>	<b>285</b>	<b>295</b>	<b>243</b>	<b>-17.63%</b>

*Data Notes: Source – Tallahassee Police Records Management System; Figures represent the most serious statutory charge per offense report.*

It is also likely that residents may not view certain activities as criminal activities. For example, 75% of the survey respondents stated that the neighborhood is not free from drugs, yet only 33% of those surveyed agreed that crime is an issue in the neighborhood.

While the incidence of crime may be high in Providence, neighborhood residents working with each other and in collaboration with law enforcement officials can reduce the incidence of crime in the neighborhood. A number of the apartment complexes in the neighborhood are crime “hot spots” and improved collaboration between law enforcement officials and apartment owners/managers can help to reduce the incidence of crime in these complexes. In addition, educating residents on personal safety and neighborhood safety issues can go a long way in preventing residents from becoming victims of crimes.

## **Goal**

***To create a sense of security and personal safety within the neighborhood and an environment to stimulate private and public reinvestment in the neighborhood***

### **Desired Outcomes:**

1. A significant reduction in criminal acts taking place in the neighborhood
2. An improved neighborhood crime watch program
3. Elimination of prostitution and drug dealing from the neighborhood
4. Elimination of dog fights and stray animals roaming the neighborhood
5. Reduction in the number of criminal hot spots in the neighborhood

## Implementing Strategies/Tasks

### **Strategy 5.A:** *Improve relationships between law enforcement officials and neighborhood residents*

**Task 5.A.1:** Collaborate with the Tallahassee Police Department, Tallahassee Fire Department, and the Leon County Sheriff Department to host events in the neighborhood to provide positive social interaction between law enforcement officers and neighborhood residents. (*Involved Parties/Potential Partners: PNA, TPD, TFD & LCSD*)

**Task 5.A.2:** Work with apartment owners/landlords to provide incentives in the area of housing for law enforcement officials to live in the neighborhood. (*Involved Parties/Potential Partners: PNA, Landlords, Property Owners/Managers*)

**Task 5.A.3:** Lobby the City of Tallahassee and the Leon County Sheriff Department to provide incentives so that at least one police officer and one deputy can live in the neighborhood. (*Involved Parties/Potential Partners: City of Tallahassee, LCSD, Leon County, & TPD*)

**Task 5.A.4:** Recruit neighborhood residents to participate in the Tallahassee Police Department Citizen Academy and Ride-Along Programs. (*Involved Parties/Potential Partners: PNA & TPD*)

**Task 5.A.5:** Invite law enforcement officials to participate in regularly scheduled neighborhood association activities, such as the monthly neighborhood association meeting. (*Involved Parties/Potential Partners: PNA & TPD*)

**Task 5.A.6:** Recognize and honor law enforcement officials who have partnered with the neighborhood to address neighborhood issues. (*Involved Party/Partner: PNA*)

**Task 5.A.7:** Recruit law enforcement officials to serve as volunteers in neighborhood-run youth and children's programs. (*Involved Parties/Potential Partners: TPD, LCSD, TFD, FAMU, & FSU*)



*Officer Rhonda Scott, Crime Prevention Officer, makes a point at the Issues and Option Workshop*

## **Strategy 5.B: Increase safety awareness**

**Task 5.B.1:** Collaborate with local law enforcement officials, including the fire department, to conduct workshops on personal and neighborhood safety. *(Involved Parties/Potential Partners: PNA, TFD, LCSD & TPD)*

**Task 5.B.2:** Update neighborhood residents, on a monthly basis, of criminal activities taking place in the neighborhood. *(Involved Parties/Potential Partners: PNA & TPD)*

**Task 5.B.3:** Work with the Tallahassee Police Department and the managers/ owners of apartment complexes to provide information to tenants on drinking and noise laws. *(Involved Parties/Potential Partners: PNA, Landlords & TPD)*

**Task 5.B.4:** Encourage neighbors to look out for each other and report suspicious activities to the police. *(Involved Party/Partner: PNA)*

**Task 5.B.5:** Collaborate with appropriate agencies to conduct training sessions in the neighborhood on CPR and other life saving procedures. *(Involved Parties/Potential Partners: PNA, American Red Cross, TFD & TPD)*

**Task 5.B.6:** Collaborate with the County Addressing Unit to address house numbering problems. *(Involved Parties/Potential Partners: PNA & Leon County)*

**Task: 5.B.7:** Work with the Department of Neighborhood & Community Services and neighborhood residents to ensure that every home is properly numbered as required by the City Code. *(Involved Parties/Potential Partners: PNA City Growth Management Department & DNCS)*



***Providence: Taking Care of Our People***

**Neighborhood Center  
Human Development  
Landlord/Tenant Relationships**





## Issue Area 6: *Neighborhood Center*

The *Providence Community Action Survey Report* (FSU-2002) reveals that the lack of a recreational/community center is a major concern for the residents of Providence. The residents would like to see a community center built in their neighborhood so that their children can have access to structured recreational and educational activities and facilities similar to what is available to children in nearby communities. In addition, residents see the community center as the place where job training, personal development classes, and other services can be provided to residents in the neighborhood.

**Table 3**

<b>Most Needed Services</b>	<b>TOTAL</b>
Rec Center	69.1%
Afterschool	44.1%
Job training	41.2%
Healthcare	32.4%
Drug/alcohol	28%
Parenting	28%
Tutoring	26.6%
Childcare	17.7%

*Source: FSU Survey Data – Fall 2002*

Of the residents surveyed, a community center was chosen as the most needed service in the neighborhood 69% of the time (See Table 3). Afterschool programs (services residents envisioned being provided at the proposed neighborhood center) were listed, as the second most needed services 44% of the time. The residents of Providence feel that there is also a lack of positive activities for children to do in the neighborhood. Eighty-eight (88)% of the survey respondents stated, “there are not enough good things for children to do in the neighborhood.” Because there is not a designated play area for the children of Providence, many parents feel that their children cannot play safely outdoors. The survey revealed that 49% of the residents do not feel that children can play

safely outside. The survey further revealed that 93% of the resident respondents would like to see some type of a park in their neighborhood.

Providence is located within the service areas of two of the City’s community centers, namely: Palmer-Munroe and Walker-Ford. Of the two centers, the Palmer-Munroe Community Center is the nearest to Providence. Located on Jackson Bluff Road, adjacent to the Caroline Brevard Elementary School, the Palmer-Munroe Community Center is approximately ¾ of a mile from Providence. In order for the residents of Providence, including children and youths, to access Palmer-Munroe Community Center and its services, they must overcome the following barriers:

- Distance – the center is at least ¾ of a mile from the neighborhood;
- Safety – residents must walk on streets without sidewalks; walk in open ditches where there is trash with broken glass; and/or residents must walk on streets with sidewalks that have no buffers from fast moving traffic;
- Major roadway crossing – residents must cross the heavily trafficked Jackson Bluff Road.

Walker-Ford is located more than one mile from the Providence neighborhood. There are even more barriers for residents to overcome in accessing Walker Ford Center. It should be noted that both Walker-Ford and Palmer-Munroe Community Centers are the two most used centers in the City.

## ***Goal***

***To establish a community center within or adjacent Providence neighborhood from which neighborhood residents can offer their skills and talents to assist their neighbors and the development of their neighborhood, as well as a place where they can receive services to address their personal needs and community issues***

### **Desired Outcomes:**

1. A community center within or adjacent to the Providence neighborhood that provides recreational, educational, social services, (clothes closet, food pantry) and other programs and activities for the neighborhood residents (children and elders)
2. Playground area for children

## Implementing Strategies/Tasks

### **Strategy 6.A:** *Construct a community center within or adjacent to the Providence neighborhood*

**Task 6.A.1:** Establish a committee with representatives from Providence Neighborhood Association, adjacent neighborhoods, local schools, not-for-profit groups, neighborhood churches, business interests, the universities, Tallahassee Parks & Recreation Department, Tallahassee Community College, Tallahassee Police Department, Trinity United Methodist Church, School for Art and Science, and other groups, as may be appropriate, to develop a master plan for establishing a community center in or adjacent to the Providence neighborhood. The master plan must address the following issues:

- 1) Facility type and size;
- 2) Facility siting;
- 3) Funding;
- 4) Programming (Programs and services to be provided by the center);
- 5) Management & Sustainability (Who will run and sustain the center?); and
- 6) Coordination with community partners (keeping others involved).

*(Involved Parties/Potential Partners: PNA, CNRP, TPRD, TPD, Covenant Partners, FAMU, FSU, TCC, & LCSB)*

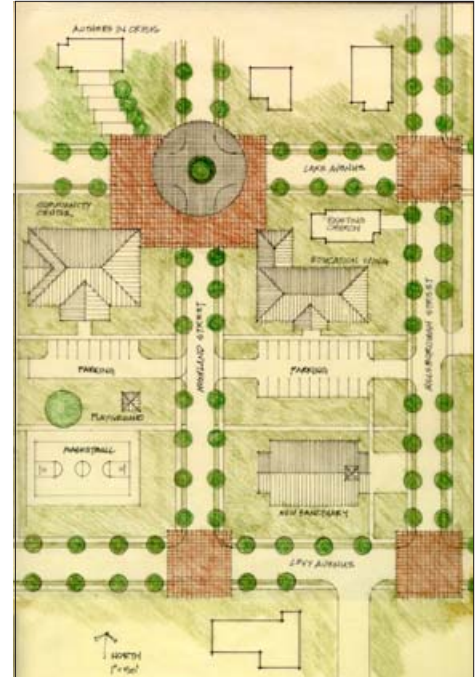
**Task 6.A.2:** Identify and secure a site within or adjacent to the neighborhood for the construction of a community center.

*(Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP & Covenant Partners)*

**Task 6.A.3:** In partnership with other community entities, secure funding for the construction of a community center. *(Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP & Covenant Partners)*

### **Strategy 6.B:** *Form partnerships to provide recreational facilities, services, and opportunities for neighborhood children and youths in the short term.*

**Task 6.B.1:** Establish a working group with Leon County School Board, neighborhood churches, Mothers In Crisis, Boys & Girls Club, Tallahassee Police Department, School of Art and Sciences, FAMU, TCC, and FSU to explore how they can help provide



*Heart-of-the-Hills Concept Plan*

recreational opportunities, including transportation to existing recreational centers, for the children and teenagers living in the neighborhood. *(Involved Parties/Potential Partners: PNA, TPD-Weed & Seed, FAMU, FSU, TCC, MIC, SAC, LCSB, Neighborhood Churches, CNRP, TPRD & Covenant Partners)*

**Task 6.B.2:** Seek an agreement with Pineview Elementary School and the Leon County School Board for the after school use of the school grounds for recreational opportunities. *(Involved Parties/Potential Partners: LCSB, PNA, CNRP & Pineview Elementary Sch.)*

**Task 6.B.3:** Explore with Florida State University the feasibility of neighborhood residents using any or some of the recreational facilities at the Alumni Village graduate student-housing complex. *(Involved Parties/Potential Partners: PNA, CNRP & FSU)*

**Task 6.B.4:** Identify free or scholarship recreational programs for neighborhood youths. *(Involved Parties/Potential Partners: PNA, TPD- Weed & Seed, Boys & Girls Club & CNRP)*

**Strategy 6.C: Construct a playground for children and youths on one of the vacant tracts of land in the neighborhood**

**Task 6.C.1:** Purchase or secure a lease of a suitable vacant tract of land in the neighborhood to construct a playground for neighborhood residents. Partnerships should be established with appropriate neighborhood groups and interests to establish the playground. *(Involved Parties/Potential Partners: PNA, TPRD, CNRP, FAMU, FSU, Trinity UMC, & Covenant Partners)*

**Task 6.C.2:** Partner with organizations, including the City, to provide equipment to furnish the playground. *(Involved Parties/Potential Partners: PNA, TPRD, CNRP, Local Businesses, Greek Organizations at FAMU & FSU)*

**Task 6.C.3:** Partner with student organizations on FSU, FAMU and TCC campuses as well as other community groups to help raise funds to purchase and/or lease property and equipments for the playground. *(Involved Parties/Potential Partners: PNA, CNRP, Student Organizations at FAMU, FSU & TCC)*

# Issue Area 7: *Human Development*

The greatest asset of any community is its people. Therefore, the creation of opportunities to foster human development plays an important role in the redevelopment and revitalization of our neighborhoods. Human services programs addressing education, employment, food and nutrition, the unique social needs of various age groups, arts and culture are vital to the revitalization of economically depressed urban inner city neighborhoods. It is therefore necessary to address the development and enrichment of the residents in Providence in order to truly and successfully revitalize the neighborhood and prevent gentrification. It is imperative that the human development programs provided as the part of the Providence Renaissance Project address the needs expressed by the residents.

In the *Providence Community Action Survey* (FSU 2002), residents of Providence were asked what types of services, programs and facilities they would like to see in their neighborhood. Survey respondents were asked to look at a list of eight services, programs and/or facilities and to rank their top three choices. The table below shows residents' preferences for these services, programs and/or facilities. As can be seen from the chart, the number one community need in the Providence neighborhood is a neighborhood community center. Neighborhood residents see the center

as the key component in providing human development programs to the neighborhood. For example, the residents envision afterschool and job training programs; their second and third most needed programs, being provided at the neighborhood recreation center. The children of Providence have been the main concern of the neighborhood association and afterschool programs, enriching and extending their school day are the main human development programs that residents would like to establish.

### *Goal*

*To provide services, programs, and opportunities to foster the cultural, social, educational and economic development of neighborhood residents*

### Desired Outcomes:

1. Neighborhood-based afterschool programs
2. Job training opportunities for neighborhood residents
3. Cultural and educational programs for all age groups in the neighborhood
4. Neighborhood-based charitable programs, such as a food pantry and a clothes closet
5. A community referral services program

### **Providence Community Needs**

<b>Service/Program/Facility</b>	<b>First</b>	<b>Second</b>	<b>Third</b>	<b>TOTAL</b>
Neighborhood Center	27.9%	19.1%	22.1%	69.1%
Afterschool Programs	19.1%	13.2%	11.8%	44.1%
Job training Programs	11.8%	11.8%	17.6%	41.2%
Healthcare Services	16.2%	7.4%	8.8%	32.4%
Drug/alcohol Addiction Treatment	7.4%	10.3%	10.3%	28%
Parenting Classes	5.9%	7.4%	14.7%	28%
Tutoring Programs	7.4%	11.8%	7.4%	26.6%
Childcare Programs	1.5%	14.7%	1.5%	17.7%

*Source: Providence Community Action Survey Report (FSU 2002)*

## Implementing Strategies/Tasks



Seniors and children get together at Fun Day 2003

**Strategy 7.A:** *Enhance and expand the learning experiences of neighborhood children, especially elementary and middle school children*

**Task 7.A.1:** Encourage the Leon County School Board to fund and operate an afterschool program at Pineview Elementary School. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Task 7.A.2:** Solicit, through the Covenant Partners and other partners, volunteer tutors and mentors to assist with tutoring programs operating in the neighborhood. *(Involved Parties/Potential Partners: PNA, CNRP, MIC, Providence Baptist Church & Covenant Partners)*

**Task 7.A.3:** Partner with neighborhood churches, not-for-profit groups, and existing businesses to sponsor activities such as field trips and other excursions for neighborhood children. *(Involved Parties/Potential Partners: PNA, TPD- Weed & Seed, CNRP-Covenant Partners, MIC, Local Businesses & Neighborhood Churches)*

**Task 7.A.4:** Provide, at the proposed neighborhood center, computers and other equipments to access online educational opportunities for neighborhood children and residents. *(Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP, LCSB, FAMU, FSU, TCC, & Covenant Partners)*

**Task 7.A.5:** Develop programs to involve college students who live in the neighborhood with neighborhood children. *(Involved Parties/Potential Partners: PNA, CNRP, FAMU, FSU, TCC & Landlords)*

**Task 7.A.6:** Collaborate with various entities and individuals to provide transportation for neighborhood children to participate in educational and recreational opportunities outside the neighborhood. *(Involved Parties/Potential Partners: PNA, TPD- Weed & Seed, CNRP-Covenant Partners, MIC, Local Businesses & Neighborhood Churches)*

**Strategy 7.B:** *Provide neighborhood residents access to job training, career building skills and personal development programs*

**Task 7.B.1:** Collaborate with our local universities, community college and vocational technical school to host career/expo days in the neighborhood. These activities can be held in conjunction with other neighborhood outreach activities. *(Involved Parties/Potential Partners: PNA, CNRP, Covenant Partners, FAMU, FSU, LCSB & TCC)*

**Task 7.B.2:** Solicit our local universities, community college and vocational technical school to establish scholarship programs for residents of the Providence neighborhood. *(Involved Parties/Potential Partners: PNA, CNRP, Covenant Partners, FAMU, FSU, LCSB & TCC)*

**Task 7.B.3:** Coordinate with local businesses, the City of Tallahassee, local universities and colleges, CNRP financial partners, and Leon County to make summer employment opportunities available to the youths of the Providence neighborhood. *(Involved Parties/Potential Partners: PNA, CNRP, City of Tallahassee- Human Relations, Leon County, Covenant Partners, FAMU, FSU, LCSB & TCC)*

**Task 7.B.4:** Collaborate with Mothers In Crisis to provide educational programs for neighborhood residents dealing with subjects such as conflict resolution skills, self-esteem, debt managing, parenting, etc. *(Involved Parties/Potential Partners: PNA, CNRP, Covenant Partners, FAMU, FSU, LCSB & TCC)*

**Strategy 7.C:** *Provide programs and services to help eligible residents with basic needs*

**Task 7.C.1:** Establish a neighborhood food pantry to assist residents with supplemental food supplies. *(Involved Parties/Potential Partners: PNA, CNRP-Covenant Partners & MIC)*

**Task 7.C.2:** Establish and manage a neighborhood clothes closet to help residents needing clothes. *(Involved Parties/Potential Partners: PNA, CNRP, Covenant Partners, FAMU, FSU, LCSB & TCC)*

**Task 7.C.3:** Establish, at the proposed neighborhood center, a comprehensive referral service to assist residents in obtaining certain services. In the interim, collaborate with Mothers In Crisis and the managers of the larger apartment complexes to provide such services. *(Involved Parties/Potential Partners: PNA, CNRP, Covenant Partners, FAMU, FSU, LCSB & TCC)*

**Task 7.C.4:** Establish a “Back to School Supplies Drive” to assist families with children needing clothing and supplies for school. *(Involved Parties/Potential Partners: PNA, CNRP, Covenant Partners, FAMU, FSU, LCSB & TCC)*

**Task 7.C.5:** Convene a meeting with the groups/ organizations in the neighborhood assisting families and children. The intent of this meeting is to share information on programs operated by the various neighborhood groups and to develop a collaborative and coordinated approach to assisting neighborhood residents with basic needs. *(Involved Parties/Potential Partners: PNA, CNRP, MIC & Neighborhood Churches)*

**Task 7.C.6:** Arrange with Leon County Health Department to have the Mobile Health Clinic visit the neighborhood to perform health screenings and other health services for the entire neighborhood. Collaborate with entities in the neighborhood that are already receiving services from the Mobile Health Clinic. *(Involved Parties/Potential Partners: PNA, CNRP, Tallahassee Leasing Company & Leon County Health Department)*

**Strategy 7.D:** *Establish social and cultural programs to engage, develop and use the skills and talents of neighborhood residents*

**Task 7.D.1:** Facilitate programs, at appropriate and convenient times, for seniors in the neighborhood to participate in the activities of the neighborhood association. *(Involved Parties/Potential Partners: PNA & CNRP)*



**Task 7.D.2:** In conjunction with landlords, owners/managers of apartment complexes, local universities, and community college develop programs and incentives to encourage college students living in the neighborhood to be involved in neighborhood activities. *(Involved Parties/Potential Partners: PNA, CNRP, FAMU, FSU & TCC)*

**Task 7.D.3:** Establish at least three events per year to bring neighborhood residents together for social, cultural and educational purposes. *(Involved Parties/Potential Partners: PNA & CNRP, DNCS, TPD & TLCPD)*

**Task 7.D.4:** Coordinate with the Tallahassee Police and Fire Departments to implement programs that foster and encourage positive interaction between these departments and neighborhood residents, especially for youth and children. *(Involved Parties/Potential Partners: PNA, TPD & TFD)*

**Task 7.D.5:** Implement the strategies outlined in the Public Relations Report prepared by FAMU's School of Journalism Public Relations Class to provide opportunities for cultural and social interaction among neighborhood residents. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Strategy 7.E:** *Assist neighborhood residents dealing with substance abuse issues*

**Task 7.E.1:** Collaborate with Mothers In Crisis, Capital Youth Services and other groups to provide services to residents dealing with substance abuse. *(Involved Parties/Potential Partners: PNA & MIC)*

**Task 7.E.2:** Collaborate with Mothers in Crisis to provide an ongoing support mechanism to residents to break drug and alcohol addictions. *(Involved Parties/Potential Partners: PNA & MIC)*



## Issue Area 8: *Landlord/Tenant Relationships*

The Providence neighborhood is primarily a rental community. Approximately 87% of the housing units in Providence are held for rental purposes. College students comprise 33% of the Providence neighborhood population. Most, if not all, of these students are renters. Given that so many residents in Providence are renters, it is critical that we address landlord/tenant relationship issues. For Providence to succeed, it means that landlords and tenants must pursue and cultivate a relationship of understanding.

### *Goal*

*Foster a relationship of understanding between landlords and tenants*

### Desired Outcomes:

1. A model rental residential community
2. Model residential lease programs
3. Increase student involvement in neighborhood activities
4. Better relationships between landlords and tenants



*Tenant Appreciation Day at Chelsea Apartments*



*John Whetsel, Landlord at Chelsea Apartments, and two residents*

## **Implementing Strategies/Tasks**

### **Strategy 8.A: *Increase landlords' involvement in the neighborhood and the neighborhood association***

**Task 8.A.1:** Solicit and recruit more landlords to become members of the Providence Neighborhood Association.  
*(Involved Party/Partner: PNA)*

**Task 8.A.2:** Solicit and recruit landlords to become members of the neighborhood crime watch program. *(Involved Party/Partner: PNA)*

**Task 8.A.3:** Include on the agenda of the monthly neighborhood association meeting a standard agenda item on Landlord/Tenant issues. Use this time to provide trivia type information on the laws governing landlord/tenant issues.  
*(Involved Party/Partner: PNA)*

### **Strategy 8.B: *Foster better understanding and communication between landlords and tenants***

**Task 8.B.1:** Twice per year hold workshops or invite speakers to make presentations to the neighborhood association on landlord/tenant issues. *(Involved Party/Partner: PNA)*

**Task 8.B.2:** Hold neighborhood events that encourage social interaction between landlords, property owners/managers and tenants. *(Involved Party/Partner: PNA)*

**Task 8.B.3:** Use the resource of the proposed Housing Resource Center to provide information to tenants on landlord/tenant issues. *(Involved Party/Partner: PNA)*

**Task 8.B.4:** Help owners/managers of large apartment complexes to organize tenant associations within their apartment complexes. Encourage owners/managers to incentivize their complex meetings and invite officers from the neighborhood association to attend these meetings.  
*(Involved Parties/Potential Partners: PNA, TPD & DNCS)*

**Strategy 8.C: *Develop model rental programs in Providence***

**Task 8.C.1:** Work with landlords to create rental residential leases which provide incentives for neighborhood residents/students to be involved in the activities of the neighborhood association and other civic activities which benefit the neighborhood, assist in the upkeep of their leased housing unit, and provide for lease ownership. Rental discounts could be given to residents/students who volunteer to participate in neighborhood activities. (*Involved Parties/Potential Partners: PNA, TLCPD, CNRP & DNCS*)

**Task 8.C.2:** Work with Tallahassee Community College, Florida State University and Florida A&M University to develop programs that recognize the neighborhood involvement activities of the students from the neighborhood participating in neighborhood activities. (*Involved Parties/Potential Partners: PNA, TLCPD, CNRP*)

**Task 8.C.3:** Encourage landlords and property owners/managers to properly screen all prospective tenants. (*Involved Party/Partner: PNA*)

**Strategy 8.D: *Provide incentives, training, and mentoring programs for landlords to be successful***

**Task 8.D.1:** Host workshops, in conjunction with other appropriate entities, specifically for landlords and property owners/managers within the Providence neighborhood on issues dealing with landlord/tenant issues and other applicable city and state codes. (*Involved Parties/Potential Partners: PNA, TLCPD, CNRP & DNCS*)

**Task 8.D.2:** Through the Tallahassee Landlords Association or some other group, identify existing landlords who will mentor a landlord participating in the Providence Residential Landlord Program. (*Involved Party/Partner: PNA*)

**Task 8.D.3:** Collaborate with the Tallahassee Police Department to develop a pilot program to help landlords screen prospective tenants. (*Involved Parties/Potential Partners: PNA & TPD*)





***Providence: We Must Own Our Neighborhood***

**Our Housing Strategy  
Homeownership  
Neighborhood Ownership**





# *Overall Housing Strategy*

Providence neighborhood, with the exception of the retail and industrial warehousing uses along Lake Bradford Road, is primarily a residential community with a mixture of single family and multi-family housing units. The median household income of the neighborhood is less than 50% of that of the entire City of Tallahassee. In addition, the percentage of families living below the poverty line is three and half times that of the City. Based on these demographic and economic conditions, livable and safe affordable housing is key to the physical revitalization of the Providence neighborhood as well as to the residents' quality of life.

To guide the development and redevelopment of housing in Providence, neighborhood residents felt it necessary to formulate an overall housing strategy to direct such a process. The components of the neighborhood's overall housing strategy are: crime reduction, housing rehabilitation, neighborhood ownership, and homeownership.

**Crime Reduction:** Crime reduction is an important part, if not the foundation, of the neighborhood's housing strategy. Neighborhood residents and stakeholders are of the opinion that existing homeowners, property owners, landlords, and prospective homeowners will not make significant economic investment in Providence housing stock until crime or the perception of the area as crime-ridden and drug-infested is changed. Aggressive law enforcement activities to curtail drug dealing activities and the implementation of a better tenant screening process are advocated by residents.

**Housing Rehabilitation:** Making the existing housing stock livable is the cornerstone of the Providence Housing Strategy. Given the built environment of the neighborhood, residents are of the opinion that the primary housing programs to be implemented in the neighborhood must address the rehabilitation and the preservation of the existing housing stock. Housing rehabilitation programs must be inclusive of rental and owner-occupied housing. Assistance for rental housing rehabilitation is critical to the revitalization of Providence since the majority of the housing units in Providence are held for rental purposes.

**Neighborhood Ownership:** Programs that localized the ownership of the neighborhood with the people who live in the neighborhood are very important. Many of the housing and other social problems occurring in the neighborhood can be attributed directly or indirectly to absentee ownership. Therefore, programs that help homeowners to own rental properties in the neighborhood will be encouraged and supported by the neighborhood.

**Homeownership/Infill Housing:** It is the belief of the neighborhood that homeownership and infill housing play an important role in the revitalization of neighborhoods. Infill housing development should be designed to encourage homeownership. It is also the position of the neighborhood that new apartment complexes should only be allowed on Stuckey Street.



## Issue Area 9: Homeownership

The *Providence Community Action Survey Report* (FSU 2002) shows that 10.3% of the housing stock in Providence are owner-occupied, while 86.8% of the housing stock are renter-occupied. This is slightly higher than the 8.3% homeownership (91.7% renter-occupied) reported in the 2000 US Census. The rate of homeownership in Providence is lower than that of the adjacent neighborhoods of Elberta Empire (56.1% homeownership) and Palmer-Monroe (13.6% homeownership), as well as for Census Tract 19 (36.5% homeownership), the census tract in which Providence is located. As shown in Table 5, homeownership in 1980 was almost three times higher than the 1990 rate of 10.8%, and this rate continued to fall, showing 8.3% in 2000.

**Table 5: Homeownership**

Census Year	Percent Homeownership
1980	33.40%
1990	10.84%
2000	8.33%

*Source: US Census*

During the 1980's, Providence neighborhood experienced a transition, as the neighborhood changed from having a majority of white residents to a neighborhood with a predominantly African American population. It was also during this time that some of the rental multi-family housing units were constructed in the neighborhood.

The transition resulted in a decline in homeownership because some of the homes in the neighborhood are still owned by the families who once lived in the neighborhood. Most of these homes are now rented, while others are vacant and in need of significant rehabilitation and yard work. The decline in homeownership can also be attributed to the investment oriented nature of the neighborhood area. Approximately 30% of the property owners in the Providence neighborhood own more than one property. Many of these people invest in properties in the neighborhood because of the moderately priced homes and, more recently, the speculation on the future development of areas surrounding the neighborhood.

### **Goal**

*To create opportunities for homeownership through the construction of infill housing and the rehabilitation of existing housing*

### **Desired Outcomes:**

1. Increase in the number of owner-occupied homes
2. Well maintained homes
3. Improve housing stock throughout the neighborhood
4. Construction of new homes for homeownership purposes

## Implementing Strategies/Tasks



*House for sale at the corner of Stuckey Avenue and Hillsborough Street*

**Strategy 9.A:** *Increase awareness, use and access to existing programs, which assist first-time homebuyers in acquiring a home.*

**Task 9.A.1:** Use faith-based institutions, civic, and not-for-profit groups that provide services to the neighborhood to disseminate information regarding the availability of funds to assist qualified first-time homebuyers with down payment and closing costs. Information regarding the availability of below market-rate interest rate mortgages should also be disseminated through this manner. *(Involved Parties/Potential Partners: DNCS, TLC, PNA, MIC & Providence Baptist Church)*

**Task 9.A.2:** Participate and collaborate with the Tallahassee Lenders' Consortium in the housing fairs currently sponsored by the Consortium to promote affordable housing opportunities in Providence. *(Involved Parties/Potential Partners: TLC & PNA)*

**Task 9.A.3:** Conduct workshops and/or use the regular neighborhood meetings to notify and inform residents of the availability of funding to assist with homeownership. *(Involved Party/Partner: PNA)*

**Task 9.A.4:** Establish a Housing Resource Center in the neighborhood to provide information to potential first-time homeowners. This center could be housed at a neighborhood church, a community center, and/or at a not-for-profit agency within Providence. Collaborate with the County, City, and TLC and other entities to provide staff/volunteers for the center to be available at designated times to answer questions and to work with residents desiring to be homeowners. *(Involved Parties/Potential Partners: PNA, MIC, City of Tallahassee, Leon County, TLC, FSU, FAMU, Local Banks & Neighborhood Churches)*

**Strategy 9.B:** *Provide counseling (financial, budgetary and home maintenance) to renters that are interested in becoming homeowners*

**Task 9.B.1:** Conduct credit counseling and family budget development training within the neighborhood under the sponsorship of the neighborhood association as well as neighborhood faith-based institutions and schools. *(Involved Parties/Potential Partners: PNA, Neighborhood Churches & MIC)*

**Strategy 9.C:** *Acquire existing homes within the neighborhood for the sole purpose of resale to potential homebuyers for occupancy as their primary residence*

**Task 9.C.1:** Develop a program to acquire existing vacant homes, existing rental homes where the owner(s) is interested in selling the property, and homes that come on the market for sale for the sole purpose of resale to a potential homebuyer who will occupy the home. *(Involved Parties/Potential Partners: PNA, DNCS, Not-for Profit Developers & For Profit Developers)*

**Task 9.C.2:** Develop a list of vacant properties within the neighborhood whose owners are interested in selling their properties to an acquisition program whose mission is to increase homeownership in Providence. This list should be updated regularly and made available to the Department of Neighborhood and Community Services. *(Involved Parties/Potential Partners: PNA & DNCS)*

**Strategy 9.D:** *Create homeownership programs and/or designate a certain portion (funding) of existing homeownership programs for Providence*

**Task 9.D.1:** Work with the City and the County to set-aside or give additional incentives for prospective homebuyers, using the first-time homebuyer assistance program, to purchase a home in Providence. *(Involved Parties/Potential Partners: PNA, DNCS, City Commission & LCBCC)*

**Task 9.D.2:** Work with the City to require/set aside and/or give extra incentives to City employees participating in the Employee Homeownership Program to buy a home in the Providence neighborhood. *(Involved Parties/Potential Partners: PNA, DNCS & City Commission)*

**Task 9.D.3:** Develop a program to provide developers/builders with special waivers of tap fees, development permits and inspections fees, and other appropriate regulatory relief for the development of affordable housing for homeownership purposes in the Providence neighborhood. *(Involved Parties/Potential Partners: PNA, TLCPD, City Growth Management Dept. & City Commission)*

**Task 9.D.4:** Collaborate with the City of Tallahassee to designate the Providence neighborhood as a Revitalization Area under US Department of Housing and Urban Development (HUD) Office of Single Family Housing to allow for the Officer and Teacher Next Door Programs to be implemented in the neighborhood. *(Involved Parties/Potential Partners: PNA, DNCS, TLCPCD & City Commission)*

**Strategy 9.E:** *Encourage the development of infill housing with a range of housing styles and prices, including moderate-income housing for homeownership*

**Task 9.E.1:** Support only the construction of new single family homes, duplexes, triplexes and other housing styles/types that lend themselves to homeownership. *(Involved Parties/Potential Partners: PNA, TLCPCD & City Commission)*

**Task 9.E.2:** Provide incentives to for-profit and not-for-profit developers to develop vacant properties in the Providence neighborhood with affordable housing. Infill housing should also include units for moderate income families. *(Involved Parties/Potential Partners: TLCPCD, DNCS, City Growth Management Dept. & City Commission)*

**Task 9.E.3:** Develop a housing style/type pattern book detailing the styles and the types of new housing the neighborhood will encourage and support. *(Involved Parties/Potential Partners: PNA, TLCPCD, City Growth Management Dept. & City Commission)*

**Task 9.E.4:** Purchase available vacant lots to build affordable housing units. *(Involved Parties/Potential Partners: PNA, CRA, TLCPCD, DNCS & City Commission)*

**Strategy 9.F:** *Partner with existing programs, affordable housing providers, and/or a developer to construct and/or rehabilitate housing in Providence*

**Task 9.F.1:** Research the programs that are available to help homeowners and rental property owners make repairs to their properties. Make such information available at the Housing Resource Center. *(Involved Parties/Potential Partners: PNA)*

**Task 9.F.2:** Find a developer/builder that the neighborhood and the City can collaborate with to develop affordable housing in the Providence neighborhood. *(Involved Parties/Potential Partners: PNA & DNCS)*

# Issue Area 10: *Neighborhood Ownership*

According to the *Providence Community Action Survey Report* (FSU 2002), 10.3% of the housing in Providence are owned by the people who live in Providence. The 2000 US Census showed homeownership at 8.33%. This means that the majority of the housing units in Providence are held for rental purposes as evidence by the fact that the majority of the housing units in the neighborhood are in multi-family apartment complexes. In addition, 30% of the property owners in Providence own multiple properties in the neighborhood. These statistics clearly show that the majority of the neighborhood is owned by people who do not live in the neighborhood. Absentee ownership has created problems in the neighborhood, ranging from “care of premise” violations to neglect of basic housing maintenance. Ownership of the neighborhood by residents who live in the neighborhood will help to address some of the problems faced by this neighborhood.

Localized ownership of the neighborhood can be addressed through increased homeownership and the ownership of other homes in the neighborhood by homeowners who lived in the neighborhood for rental purposes.

## ***Goal***

***Increase ownership of the neighborhood by the residents who live in the neighborhood***

## **Desired Outcomes:**

1. Establish a program to help homeowners purchase homes in the neighborhood for rental purposes
2. Increase participation from landlords in the activities of the neighborhood association
3. Improve maintenance of the rental housing stock in the neighborhood
4. At least 4 resident landlords by 2008

## **Implementing Strategy/Task**

**Strategy 10.A:** *Establish a resident landlord program within the Providence neighborhood and/or the surrounding neighborhoods*

**Task 10.A.1:** Establish a working group of neighborhood residents, representatives of adjacent neighborhoods, Tallahassee Landlords’ Association, interested businesses including financial institutions, not-for-profit groups, the universities, City of Tallahassee, Leon County, and other groups as may be appropriate, to investigate the feasibility and the design of a Residential Landlord Program. The working group should look at the following issues:

- 1) The geographic area of concern for such a program;
- 2) Funding for the Program;
- 3) Landlord/Tenant Training Program; and
- 4) Incentives/Penalties for the Program. (*Involved Parties/Potential Partners: PNA, CNRP, City of Tallahassee, TLA, Leon County, FSU, FAMU, TCC & Fannie Mae*)





# Issue Area 11: *Housing Rehabilitation*

## *Owner-occupied Housing*

The housing stock in Providence is relatively old and is in need of moderate to major repairs. According to the Leon County Property Appraiser's Database, approximately 38% of the multi-family structures in Providence were built in the 1960's and 32% were built in the 1980's (See Table 6). Most of the single family housing, approximately 79%, were built in the 1950's.

**Table 6 Age of Housing**

<b>Year Built</b>	<b>Single-family</b>	<b>Multifamily</b>
1920-1929	0.47%	-
1930-1939	0.94%	-
1940-1949	15.57%	-
1950-1959	78.77%	13.21%
1960-1969	3.77%	37.74%
1970-1979	-	16.98%
1980-1989	-	32.08%
1990-2003	0.47%	-

*Leon County Property Appraiser's Database - 2003*

Due to the age of these units, many of them are showing the need for moderate to major rehabilitation. The City (Department of Neighborhood & Community Services – Code Enforcement Division) has classified some of these units as substandard and dangerous. In addition, there are a number of housing units and a section of one of the larger apartment complexes in the neighborhood that are presently boarded-up.

The *Providence Community Action Survey Report* (FSU 2002) also documents residents opinions on the conditions of housing within the neighborhood. Seventy (70)% of the survey respondents felt that the homes in the neighborhood were not attractive. Survey respondents, however, were equally split on whether landlords take good care of their rental properties. With respect to whether abandoned homes were a problem in the neighborhood, 38% agreed it was a problem, while 33% disagreed and 27% did not know whether or not it was a problem.

## **Goal**

*To maintain and improve the existing housing stock to ensure the availability of safe and affordable housing for neighborhood residents*

## **Desired Outcomes:**

1. Well maintained and improved housing stock throughout the neighborhood
2. Modernization of existing houses
3. Increase use of existing housing rehabilitation assistance programs by qualified homeowners
4. Increase and maintain property values
5. Five owner-occupied homes rehabilitated per year. A housing rehabilitation program for Providence neighborhood

## Implementing Strategies/Tasks



*Ventura Apartments on Stuckey Street – one of many properties held by Tallahassee Leasing Company*

**Strategy 11.A:** *Assess the conditions of the housing stock within the Providence Neighborhood to determine the need for housing rehabilitation*

**Task 11.A.1:** Design a professionally acceptable survey instrument to assess existing housing conditions and the need for housing rehabilitation. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLCPD, FSU & FAMU)*

**Task 11.A.2:** Conduct a survey of housing conditions in the Providence neighborhood using trained volunteers. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS-Training, TLCPD, FSU & FAMU)*

**Task 11.A.3:** Develop a database of the neighborhood's existing housing conditions. Use information from the database as background data for grant applications and the development of housing rehabilitation assistance programs. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLCPD, FSU & FAMU)*

**Task 11.A.4:** Conduct a historic survey of the housing units in Providence to determine their historic significance and rehabilitation needs. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLCPD, FSU & FAMU & Historic Preservation Officer)*

**Strategy 11.B:** *Increase the awareness, access and use of all owner-occupied housing rehabilitation and infill housing programs, including those for historic properties.*

**Task 11.B.1:** Provide through the Providence Housing Resource Center information regarding housing rehabilitation programs offered by the City, County, State and other entities. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLCPD, Leon County, Neighborhood Churches & MIC)*

**Task 11.B.2:** Train code enforcement officers about the programs available through the City, County, State, and not-for-profit housing service providers to address housing code violations and direct them to provide residents with information on these programs. *(Involved Parties/Potential Partners: PNA & DNCS)*

**Task 11.B.3:** Coordinate with the City of Tallahassee Department of Neighborhood and Community Services to determine the availability of grants and/or loans for housing rehabilitation. Notify neighborhood residents of the availability of these funds through the association's monthly newsletter, neighborhood meetings, and the Housing Resource Center. *(Involved Party/Partner: PNA)*

**Strategy 11.C:** *Equip residents with the know-how and/or neighborhood support to make repairs to their homes that do not require a licensed contractor*

**Task 11.C.1:** Conduct Do-It-Yourself classes for minor to moderate housing rehabilitation projects in the neighborhood under the sponsorship of the neighborhood association. Appropriate permits should be obtained for repairs requiring a permit. *(Involved Parties/Potential Partners: PNA, CNRP, Local Hardware Stores & FAMU)*

**Task 11.C.2:** Establish a housing services barter system in the neighborhood. Develop a list of neighbors who can help other neighbors in the neighborhood with home repairs, including a list of licensed contractors, carpenter, plumbers, etc., who reside in the neighborhood. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Task 11.C.3:** Partner with volunteers groups from area churches and FAMU's College of Engineering Science and Technology and Agriculture (CESTA) to assist residents in making repairs to their homes. *(Involved Parties/Potential Partners: PNA, FAMU, Area Churches & CNRP)*

**Strategy 11.D:** *Provide financial assistance to homeowners to assist with making repairs to their homes, including rental homes they own in the neighborhood*

**Task 11.D.1:** Develop and establish a program to provide grants and/or loans to neighborhood residents to make repairs to the home they own and occupy within the neighborhood and rental properties they own in the neighborhood. *(Involved Parties/Potential Partners: PNA, DNCS & TLCPD)*

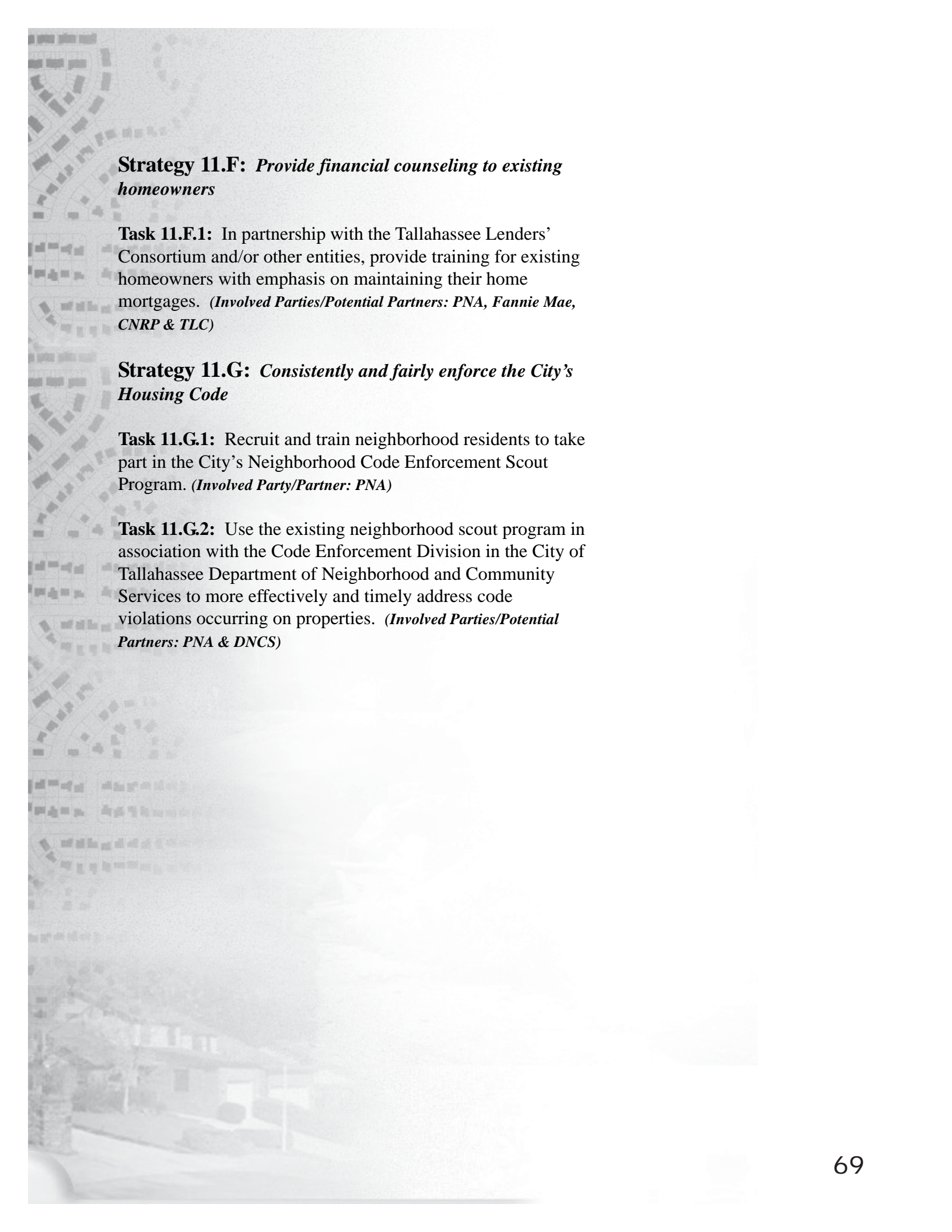
**Task 11.D.2:** Explore with local building supply companies, through the Community Neighborhood Renaissance Partnership, the possibilities of obtaining special discounts on building supplies for home improvement/rehabilitation projects. (*Involved Parties/Potential Partners: PNA &, CNRP*)

**Strategy 11.E:** *Encourage the upgrading and/or expansion of existing homes*

**Task 11.E.1:** Survey the neighborhood to determine how many residents/ homeowners would like to renovate/expand their homes and the barriers to such activities. (*Involved Parties/Potential Partners: PNA & CNRP*)

**Task 11.E.2:** Work with local financial institutions to develop special funding programs to assist residents with financing to renovate and expand their homes. (*Involved Parties/Potential Partners: PNA, Fannie Mae, TLC & CNRP*)

**Task 11.E.3:** Provide regulatory relief, such as waivers of permit fees, tap fees, setbacks, and appropriate environmental regulations, to homeowners upgrading or expanding their homes. (*Involved Parties/Potential Partners: PNA, TLC PD, City Growth Management Dept. & City Commission*)



**Strategy 11.F:** *Provide financial counseling to existing homeowners*

**Task 11.F.1:** In partnership with the Tallahassee Lenders' Consortium and/or other entities, provide training for existing homeowners with emphasis on maintaining their home mortgages. (*Involved Parties/Potential Partners: PNA, Fannie Mae, CNRP & TLC*)

**Strategy 11.G:** *Consistently and fairly enforce the City's Housing Code*

**Task 11.G.1:** Recruit and train neighborhood residents to take part in the City's Neighborhood Code Enforcement Scout Program. (*Involved Party/Partner: PNA*)

**Task 11.G.2:** Use the existing neighborhood scout program in association with the Code Enforcement Division in the City of Tallahassee Department of Neighborhood and Community Services to more effectively and timely address code violations occurring on properties. (*Involved Parties/Potential Partners: PNA & DNCS*)



# Issue Area 12: *Housing Rehabilitation*

## *Rental Housing*

### **Goal:**

*To maintain and improve the existing housing stock to ensure the availability of safe and affordable rental housing*

### **Desired Outcomes:**

1. Well maintained and improved housing stock
2. Modernization of existing houses
3. Increase use of existing housing rehabilitation assistance programs by qualified landlords
4. Landlords making repairs to their rental housing stock
5. Increase and maintain property values
6. Ten rental homes rehabilitated per year



**Potential Rehabilitation Projects**

## Implementing Strategies/Tasks



*A vacant apartment building on Lake Avenue*

**Strategy 12.A:** *Assess and determine the need for housing rehabilitation (including multi-family developments) within the Providence neighborhood*

**Task 12.A.1:** Design a professionally acceptable survey instrument to assess the conditions of rental housing, including multi-family developments, and to determine the need for rehabilitation. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLC PD, FSU & FAMU)*

**Task 12.A.2:** Conduct a survey of housing conditions in Providence neighborhood using trained volunteers. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLC PD, FSU & FAMU)*

**Task 12.A.3:** Develop a database of the neighborhood's existing housing conditions using the data from the housing conditions survey and other relevant sources. Information from the database can be used as background data for grant applications and the development of housing rehabilitation assistance programs. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLC PD, FSU & FAMU)*

**Task 12.A.4:** Conduct a historic survey of the housing units in Providence to determine their historic significance and any need for rehabilitation. *(Involved Parties/Potential Partners: PNA, CNRP, Historic Preservation Officer, TLC PD, DOS, FSU & FAMU)*

**Strategy 12.B:** *Increase awareness, use and access to all rental housing rehabilitation programs, including those for historic properties*

**Task 12.B.1:** Provide through the Providence Housing Resource Center information regarding rental housing rehabilitation programs offered by the City, County, State and other entities. *(Involved Parties/Potential Partners: PNA, CNRP, DNCS, TLC PD, Leon County, Neighborhood Churches, & MIC)*



**Task 12.B.2:** Train code enforcement officers about the programs available through the City, County, State, and not-for-profit housing service providers to address housing code violations and direct them to provide landlords and residents with information on these programs. *(Involved Parties/Potential Partners: PNA & DNCS)*

**Task 12.B.3:** Coordinate with the City, County, State and other entities to determine the availability of grants and/or loans for rental housing rehabilitation. *(Involved Party/Partner: PNA)*

**Task 12.B.4:** Notify landlords and property owners of the availability of rental housing rehabilitation grants/loans through the association's monthly newsletter, neighborhood meetings, landlords focus group meetings, and the Housing Resource Center. *(Involved Party/Partner: PNA)*

**Strategy 12.C:** *Provide incentives for the renovation and retention of the affordable rental housing stock within the neighborhood*

**Task 12.C.1:** Develop and establish an affordable rental housing rehabilitation program to provide grants and/or loans for the rehabilitation of rental housing. Rental housing rehabilitation grants or loans should be structured so that the rehabilitated housing unit(s) remain affordable for a specific period of time. *(Involved Parties/Potential Partners: PNA, DNCS, TLCPD & CRA)*

**Task 12.C.2:** Seek funding for the rental rehabilitation loan/grant program from the Community Redevelopment Agency (CRA), the Community Development Block Grant (CDBG) and any other relevant and appropriate sources. *(Involved Parties/Potential Partners: PNA, CRA, DNCS & TLCPD)*

**Task 12.C.3:** Provide information to property owners/landlords undertaking rental rehabilitation projects on the sales tax rebate program operated under the County's Enterprise Zone Program. *(Involved Parties/Potential Partners: PNA & Leon County)*

**Task 12.C.4:** Partner with Leon County Enterprise Zone Development Authority to expand the Enterprise Zone designation to include all of the neighborhood so that rehabilitation projects taking place in the entire neighborhood have the potential to benefit from the sales tax rebate program. *(Involved Parties/Potential Partners: PNA & Leon County EZDA)*

**Task 12.C.5:** Work with the City, County, State, local financial institutions, and other funding entities to develop special loan programs to assist landlords and property owners with financing to renovate and expand their rental properties. *(Involved Parties/Potential Partners: PNA, CNRP, City Commission, Leon County, Fannie Mae & FHFA)*

**Task 12.C.6:** Provide incentives such as waivers of permit fees, tap fees, setbacks, and appropriate environmental regulations to landlords and/or property owners upgrading or expanding their rental housing unit(s). Every \$2000 in waivers should result in a commitment to keep the renovated housing unit(s) affordable for a minimum of one year. *(Involved Parties/Potential Partners: PNA, TLCPD, City Growth Management Dept. & City Commission)*

**Task 12.C.7:** Explore with local building supply companies, through the Community Neighborhood Renaissance Partnership, the possibilities of obtaining special discounts on building supplies for landlords rehabilitating/improving their rental properties in the neighborhood. *(Involved Parties/Potential Partners: PNA & CNRP)*

**Strategy 12.D:** *Consistently and fairly enforce the City's housing code*

**Task 12.D.1:** Collaborate with the Department of Business and Professional Regulation in the enforcement of applicable codes for the upkeep and maintenance of apartment complexes within the neighborhood. *(Involved Parties/Potential Partners: PNA & DBPR)*

**Task 12.D.2:** Routinely monitor the neighborhood and bring housing and zoning codes violations to the attention of apartment/property owners. *(Involved Party/Partner: PNA & DNCS)*



***Providence: A Face for the Future***

**Zoning  
Streetscape**



## Issue Area 13: Zoning

Providence neighborhood comprises two zoning districts, which dictate the types of land uses that can be developed in the neighborhood. These districts are: Residential Preservation 1 (RP-1) and Central Urban (CU). The section of the neighborhood south of Levy Avenue is zoned RP-1, the City's most protective residential zoning category. This category allows only single-family residential uses. The sections of the neighborhood north of Levy Avenue to Stuckey Avenue and the lots fronting Lake Bradford Road are zoned CU, a zoning district which allows a mixture of residential and non-residential uses based on locational criteria.

The existing uses within the RP-1 district are generally consistent with the district except for the Alpine Apartment along Levy Avenue and some duplexes on Hillsborough Street, Warwick Street and Hutchinson Avenue. The existing uses in the CU district appear to be consistent with the district except that some of the multi-family uses may actually have exceeded the density cap of 45

dwelling units per acre. Many of the possible non-conforming uses existed before the rezoning of the neighborhood.

Neighborhood residents have expressed serious concerns about some of the potential uses that could be allowed in the sections of the neighborhood zoned CU. Residents are primarily concerned that the zoning district permits uses such as bars, liquor stores, and some manufacturing uses that may cause a lot of noise.

In the *Providence Community Action Survey Report* (FSU 2002), residents were asked a number of questions regarding land uses. Ninety-two (92)% of the survey respondents stated that they would like to see a park within the neighborhood, 75% stated that they would like to see more single-family homes, and 61% would like to see more businesses. The following graph shows residents' opinions on whether more multi-family development is desired in the neighborhood.



Source: *Providence Community Action Survey Report* (FSU 2002)

# Providence Zoning Subcommittee

To address the zoning concerns residents had with the current CU zoning district, a subcommittee of the neighborhood steering committee was established to work with staff from the Planning Department to research the issue and to come up with recommendations to address the concerns. The following are the recommendations of the Zoning Subcommittee.

- 1) Preserve the RP-1 zoning for the area south of Levy except for the Alpine Apartment tract.
- 2) Rezone the Alpine Apartment tract to CU or some other zoning district that would allow the existing use to continue. (The Alpine Apartment appears to be a non-conforming use in the RP-1 zoning category.)
- 3) Modify the CU zoning district, as it applies to the Providence neighborhood, as follows:
  - a. Prohibit uses such as liquor sale, eating and drinking establishments where alcohol sales are the majority of the business. (Residents support restaurant uses within CU; however, they would like restaurants where the sale of alcohol is not a major part of the business establishment – both in terms of space and sales volume.)
  - b. Prohibit land uses in SIC code categories 176 and 177.
  - c. Require new development and redevelopment projects (50% or more) to meet certain design standards as developed by the neighborhood association. The design standards would include provisions to ensure that

no new rental apartment complexes are developed in the interior of the neighborhood. New development in the interior of the neighborhood should lend themselves to homeownership opportunities.

- 4) Designate the Stuckey Avenue corridor in a manner that new development and redevelopment projects can maximize the current densities allowed under the CU zoning along this corridor. Stuckey Avenue is the only street on which residents think new multi-family development is appropriate. Multi-family developments would have to meet the design standards mentioned above.
- 5) Stuckey Avenue should allow a combination of residential, retail, and office uses.
- 6) All new and substantial redevelopment projects (50% or more) must be compatible with the design standards proposed by the neighborhood.

## ***Goal***

***To create a land use plan that protects the residential nature of the Providence neighborhood while providing incentives for redevelopment of the area.***

## **Desired Outcomes:**

1. Prohibition of certain land uses in the Central Urban Zoning District that can negatively affect the neighborhood
2. Adoption of design standards
3. No new apartment complexes
4. The development of infill housing for homeownership opportunities

## Implementing Strategies/Tasks

**Strategy 13.A:** *Develop a land use plan that protects the neighborhood from incompatible land uses*

**Task 13.A.1:** Maintain the current RP-1 zoning district in the area of the neighborhood south of Levy Avenue, except for the Alpine Apartment tract. *(Involved Parties/Potential Partners: PNA Growth Management Dept. & TLCPD)*

**Task 13.A.2:** Prohibit, in the Providence neighborhood, the specific uses (bars, liquor sales, etc.) cited in the zoning subcommittee recommendations. *(Involved Parties/Potential Partners: PNA, TLCPD, Growth Management Dept. & City Commission)*

**Task 13.A.3:** Rezone/or support the issuance of a PELUC for Alpine Apartment tract to address the consistency of the existing development with the current zoning district. *(Involved Parties/Potential Partners: PNA, TLCPD, Board of Adjustments and Appeals & City Commission)*

**Task 13.A.4:** Designate the Stuckey Avenue corridor in a manner that will allow new development and redevelopment projects to maximize, to the greatest extent possible, the residential density allowed under the CU zoning district. Densities over what is currently allowed should be awarded based on the degree to which a development incorporates the design features for the corridor. *(Involved Parties/Potential Partners: PNA, Growth Management Dept., TLCPD & City Commission)*



*Levy Avenue – one of two streets in the neighborhood with sidewalks*

**Strategy 13.B:** *Formulate and adopt design standards to guide the development and redevelopment of the neighborhood.*

**Task 13.B.1:** In coordination with the Planning Department, develop and adopt design guidelines for infill development and redevelopment projects. *(Involved Parties/Potential Partners: PNA, TLCPD, Growth Management Dept. & City Commission)*

**Task 13.B.2:** Include in the design guidelines, standards to ensure that higher density residential developments are guided to and/or allowed only within the Stuckey Avenue corridor. *(Involved Parties/Potential Partners: PNA, TLCPD & City Commission)*

**Task 13.B.3:** Include in the design guidelines, standards that will ensure that no new rental apartment complexes are built south of the Stuckey Avenue corridor. *(Involved Parties/Potential Partners: PNA, Growth Management Dept., TLCPD & City Commission)*



## Issue Area 14: *Streetscape*

The *Providence Community Action Survey Report* (FSU 2002) shows that most residents want sidewalk on the streets in the neighborhood. Approximately 85% of the respondents to the Providence Community Action Survey agreed that the neighborhood is in need of sidewalks. Residents also identified the lack of sidewalks as one of the things they disliked about the neighborhood. Other streetscape improvements identified by residents include additional streetlights, closure of open ditches, and landscaping. Approximately 65% of the survey respondents agreed with the statement that their neighborhood is in need of additional streetlights.

Map 3 shows the roadway network in the Providence neighborhood. The map shows the streets that have sidewalks, curb and gutters, and those that are bordered by open ditches. The majority of the streets in the neighborhood

are without sidewalks, curb and gutters, and are bordered by open ditches. In the Hutchinson Heights section of the neighborhood, all streets have curb and gutters. The only streets in the neighborhood with sidewalks are: Levy Avenue, Hutchinson Street, and Lake Bradford Road.

### ***Goal :***

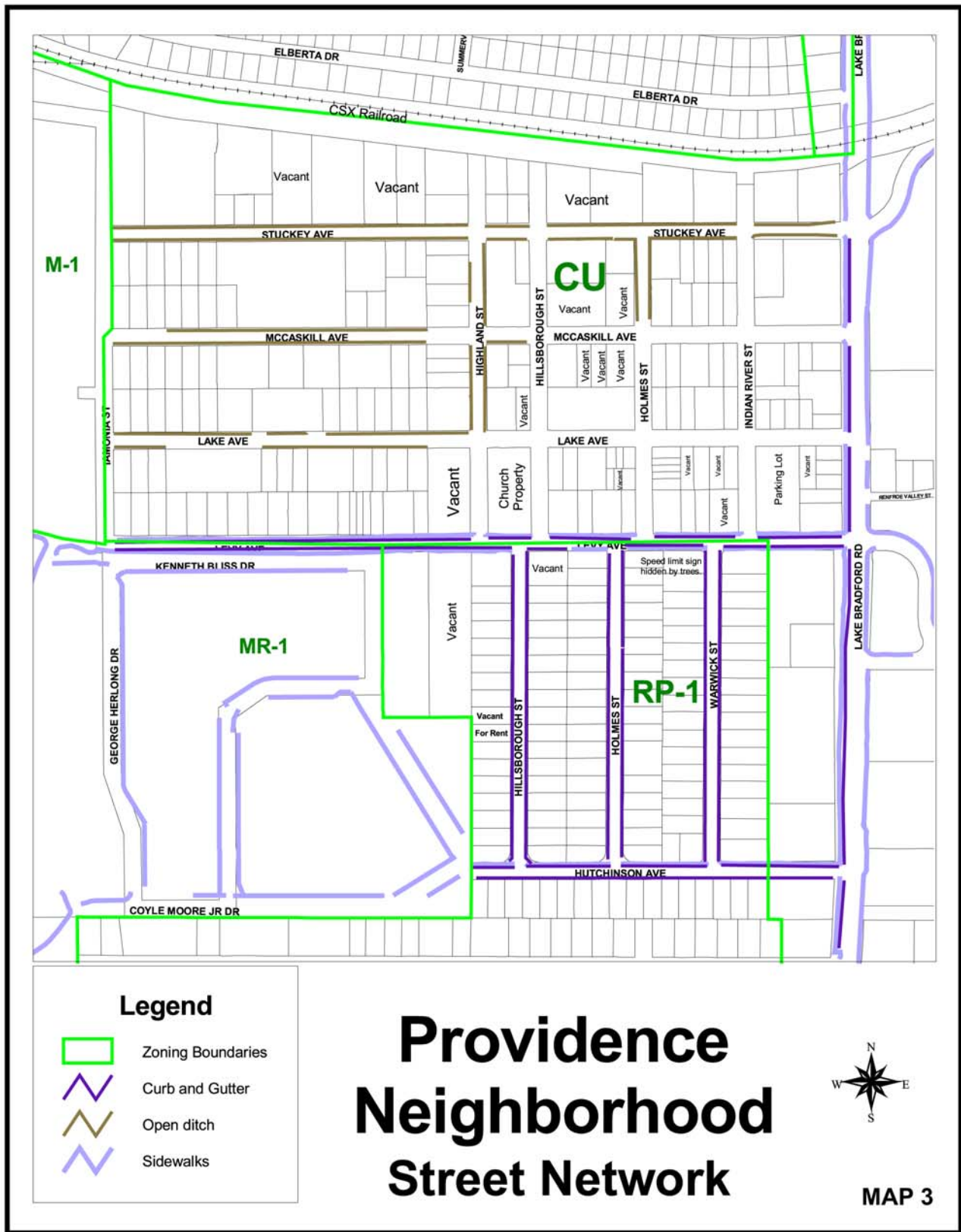
***To create a safe and pedestrian friendly street network within the Providence neighborhood***

### **Desired Outcomes:**

1. Physical enhancements to the neighborhood that will assist all neighbors in feeling safer
2. Neighborhood streets with enclosed ditches, sidewalks and curb and gutters
3. Additional streetlights
4. Traffic calming devices on appropriate streets
5. Landscaping of neighborhood streets
6. Entrance signs for the neighborhood



*Tony's Quick Stop - a retail business on Lake Bradford Road.*



# Implementing Strategies/Tasks

## Strategy 14.A: *Reconstruct and rebuild neighborhood streets*

**Task 14.A.1:** Identify and prioritize the streets in the neighborhood that are in need of improvement. The following streets are in need of improvements:

Street	Improvements Needed
Stuckey	Rebuilding
McCaskill	Rebuilding
Lake Avenue	Rebuilding
Levy	Sidewalk repairs
Hutchinson	Sidewalk repairs
Iamonia	Rebuilding
Highlands	Rebuilding
Hillsborough	Sidewalks
Holmes	Rebuilding
Indian River	Sidewalks
Warwick	Sidewalks

*(Involved Parties/Potential Partners: PNA & Public Works)*

**Task 14.A.2:** Encourage property owners to donate right-of-way where additional land is needed to complete certain improvements. *(Involved Party/Partner: PNA)*

**Task 14.A.3:** Continue to lobby the Tallahassee City Commission to fund the Neighborhood Infrastructure Enhancement Capital Improvement Program and to ensure that all Providence neighborhood streets currently listed on the program are funded for construction in the first cycle of the program. Advocate for the highest priority to be given to Providence neighborhood streets when the construction schedule for these projects is being determined. Currently, the following neighborhood streets are listed on the program:

- 1) Stuckey Avenue
- 2) McCaskill Avenue
- 3) Lake Avenue
- 4) Highlands Street
- 5) Holmes Street
- 6) Indian River Street
- 1) Hillsborough Street
- 8) Warwick Street

*(Involved Party/Partner: PNA)*



*Overgrown drainage ditch at the corner of Indian River and Stuckey Street*

**Strategy 14.B:** *Encourage and promote attractive appearances of the businesses that border and are at the entrances of the neighborhood*

**Task 14.B.1:** Send letters to business owners in the neighborhood regarding the neighborhood's objective to improve the appearance and the aesthetics of the Providence Neighborhood. Invite business owners to attend neighborhood association meetings. *(Involved Party/Partner: PNA)*

**Task 14.B.2:** Organize groups of volunteers to assist business owners with landscaping. *(Involved Party/Partner: PNA)*

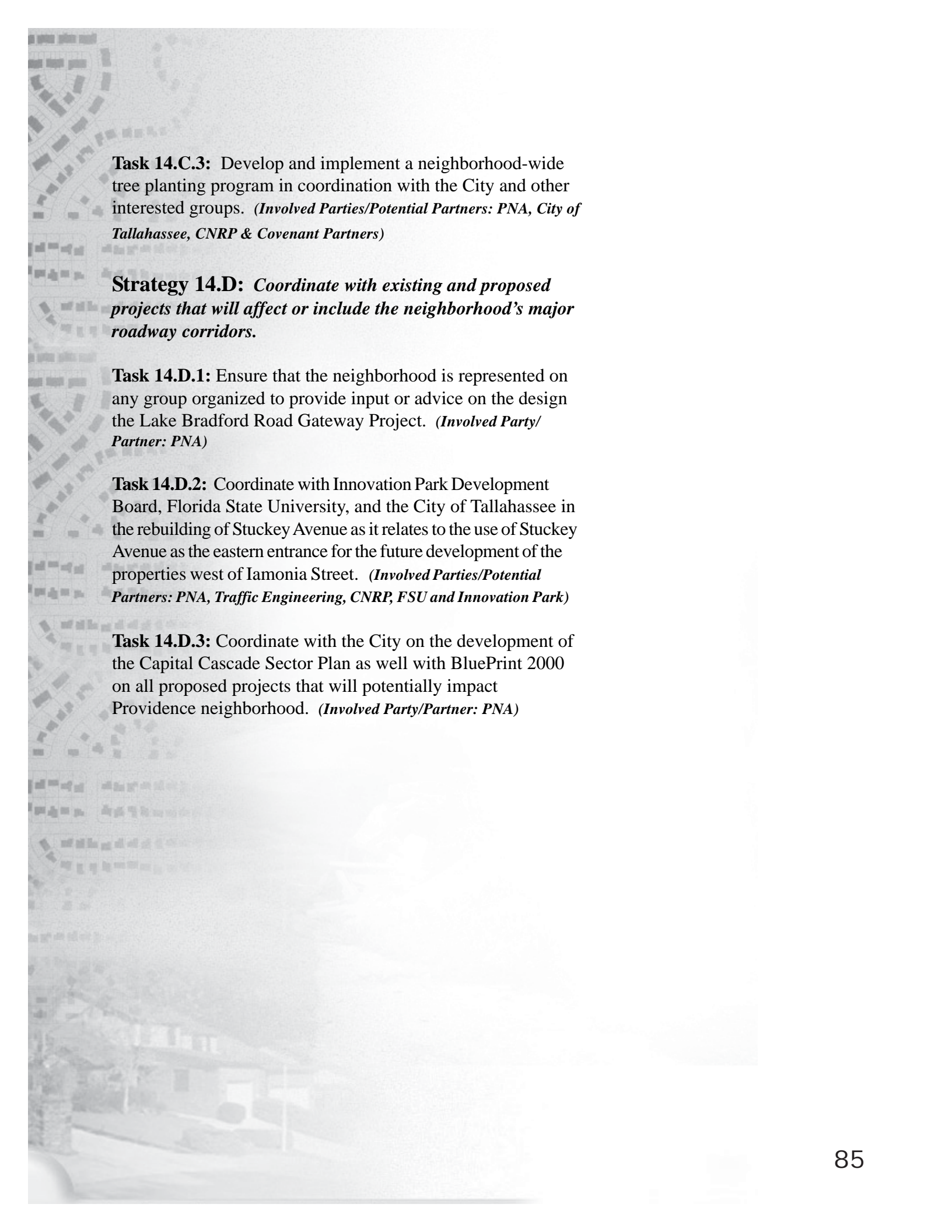
**Task 14.B.3:** Establish an incentive/recognition program to recognize businesses which make improvements to their properties that enhance the appearance and aesthetics of the neighborhood. *(Involved Parties/Potential Partners: PNA, CRA & CNRP)*

**Task 14.B.4:** Aggressively enforce sign, building, and nuisance abatement codes and make known observed violations. *(Involved Parties/Potential Partners: PNA, DNCS, City Attorney, Growth Management, Public Works & other City Departments as appropriate)*

**Strategy 14.C:** *Develop and implement a neighborhood-wide tree planting and preservation program*

**Task 14.C.1:** Plant more trees along Lake Bradford Road in coordination with property/business owners, City of Tallahassee and the Tallahassee Garden Club. *(Involved Parties/Potential Partners: PNA, City Traffic Engineering Division, Street and Drainage Division, City Urban Forrester, CNRP, Tallahassee Garden Club & Local Businesses)*

**Task 14.C.2:** Coordinate with the City, American Red Cross, and other appropriate entities to assist property owners with the removal of dead trees, and the pruning of trees. *(Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP & Covenant Partners)*



**Task 14.C.3:** Develop and implement a neighborhood-wide tree planting program in coordination with the City and other interested groups. (*Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP & Covenant Partners*)

**Strategy 14.D:** *Coordinate with existing and proposed projects that will affect or include the neighborhood's major roadway corridors.*

**Task 14.D.1:** Ensure that the neighborhood is represented on any group organized to provide input or advice on the design the Lake Bradford Road Gateway Project. (*Involved Party/ Partner: PNA*)

**Task 14.D.2:** Coordinate with Innovation Park Development Board, Florida State University, and the City of Tallahassee in the rebuilding of Stuckey Avenue as it relates to the use of Stuckey Avenue as the eastern entrance for the future development of the properties west of Iamonia Street. (*Involved Parties/Potential Partners: PNA, Traffic Engineering, CNRP, FSU and Innovation Park*)

**Task 14.D.3:** Coordinate with the City on the development of the Capital Cascade Sector Plan as well with BluePrint 2000 on all proposed projects that will potentially impact Providence neighborhood. (*Involved Party/Partner: PNA*)



## *Plan Implementation & Monitoring*

The Providence Neighborhood Association and the Community Neighborhood Renaissance Partnership will establish a committee to oversee the implementation of the plan. The committee will be made up of interested neighborhood stakeholders and representatives from the City. The committee will schedule regular meetings to keep abreast and monitor the progress made in implementing the plan. To keep track of the implementation of the Providence Neighborhood Plan, an implementation matrix including each task in the plan with an associated timeframe for its implementation will be developed. The matrix will include the parties that are most likely to be involved in the implementation of each task and, to the greatest extent possible, the costs associated with the tasks will be estimated.

By adopting the plan and/or by providing letters of support, members of the Community Neighborhood Renaissance Partnership, the Covenant Partners, and the City of Tallahassee recognize the process the neighborhood has gone through to develop the neighborhood plan and demonstrate their commitment to assist and foster the implementation of the plan. Approval of the plan by these entities, however, does not obligate them to implement or fund any of the tasks listed in the plan. Every task listed in the plan will require a separate and specific implementation/approval/funding action by the neighborhood, members of the Community Neighborhood Renaissance Partnership, the County, the School Board and the City of Tallahassee.

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

The status of each task listed in the Providence Neighborhood Plan will be tracked. The implementation matrix will provide an easy way to check the implementation status of each task and the overall progress made in implementing the plan. The matrix will be updated regularly as more information becomes available and the status of the tasks changes. A report updating the implementation status of the plan will be prepared by the Community Neighborhood Renaissance Partnership, Providence Neighborhood Association and the Tallahassee-Leon County Planning Department on a yearly basis.





## *Plan Evaluation*

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





# *Appendix I*

## *Glossary and Abbreviations*



## Appendix I

<b><i>PNA</i></b>	Providence Neighborhood Association
<b><i>CNRP</i></b>	Community Neighborhood Renaissance Partnership
<b><i>CRA</i></b>	Community Redevelopment Area
<b><i>CU</i></b>	Central Urban Zoning District
<b><i>DNCS</i></b>	Department of Neighborhood & Community Services
<b><i>FAMU</i></b>	Florida A & M University
<b><i>FDLE</i></b>	Florida Department of Law Enforcement
<b><i>FSU</i></b>	Florida State University
<b><i>FHFA</i></b>	Florida Housing Finance Agency
<b><i>Leon County EZDA</i></b>	Leon County Enterprise Zone Development Authority
<b><i>LCBCC</i></b>	Leon County Board of County Commissioners
<b><i>LCSB</i></b>	Leon County School Board
<b><i>LCSD</i></b>	Leon County Sheriff Department
<b><i>MIC</i></b>	Mothers In Crisis Incorporated
<b><i>RP-1</i></b>	Residential Preservation - 1 Zoning District
<b><i>TCC</i></b>	Tallahassee Community College
<b><i>TFD</i></b>	Tallahassee Fire Department
<b><i>TLC</i></b>	Tallahassee Lenders' Consortium
<b><i>TLCPD</i></b>	Tallahassee-Leon County Planning Department
<b><i>TPD</i></b>	Tallahassee Police Department
<b><i>TPRD</i></b>	Tallahassee Parks & Recreation Department
<b><i>Trinity UMC</i></b>	Trinity United Methodist Church



## *Appendix II*

### *Heart of the Hill Conceptual Plan*





## The Heart-of-the-Hills

Strategy 2.D. of the Providence Neighborhood Plan calls for the creation of a focal area in the Providence neighborhood. Below is an excerpt from that section of the plan.

### **Strategy 2.D: Create a focal area in neighborhood**

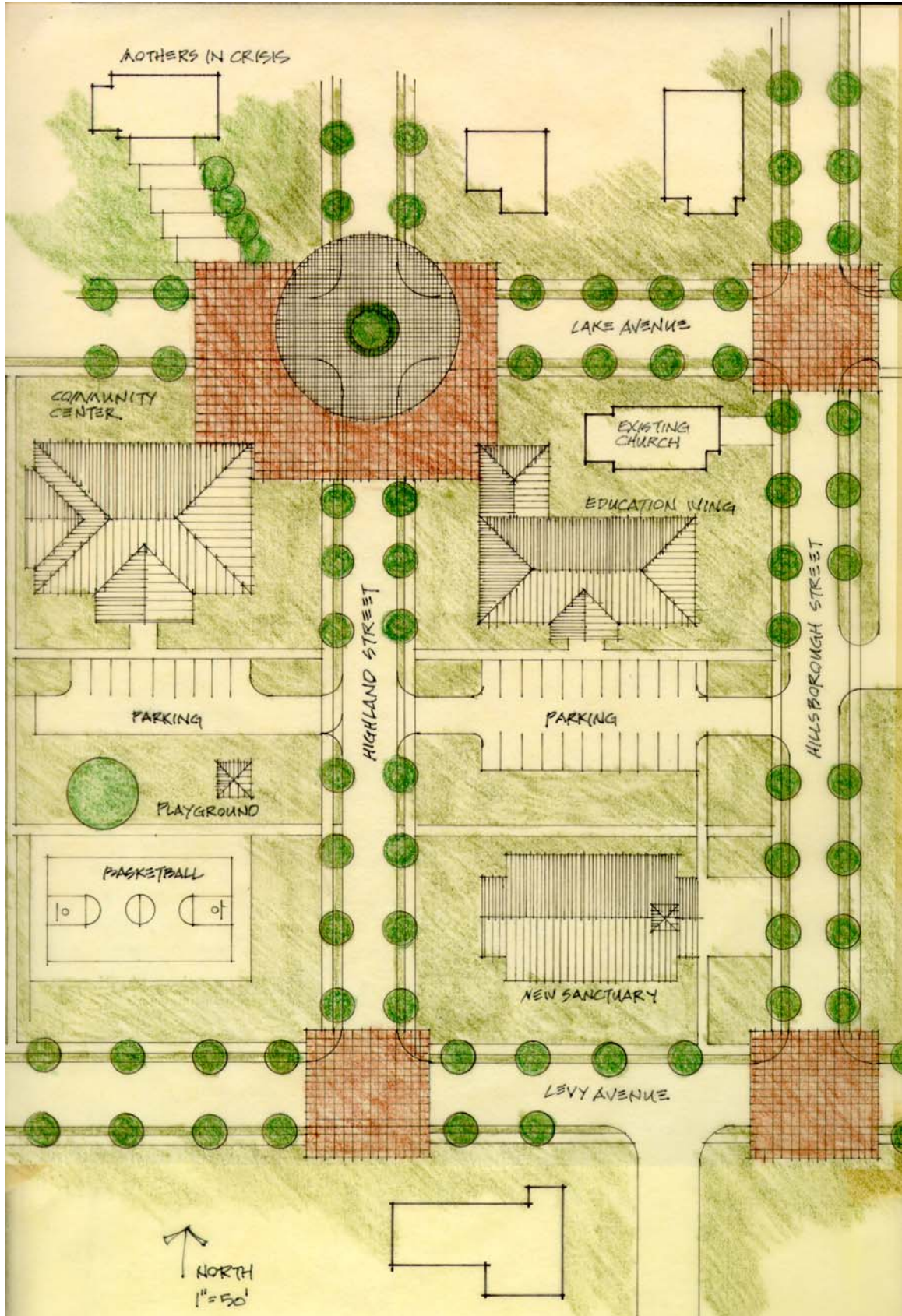
**Task 2.D.1:** Establish the 1400 and 1500 blocks of Lake Avenue as the focus area of the neighborhood using the **Heart-of-the-Hill Conceptual Plan** (see Appendix II). (*Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP, Providence Baptist Church, MIC & TLCPD*)

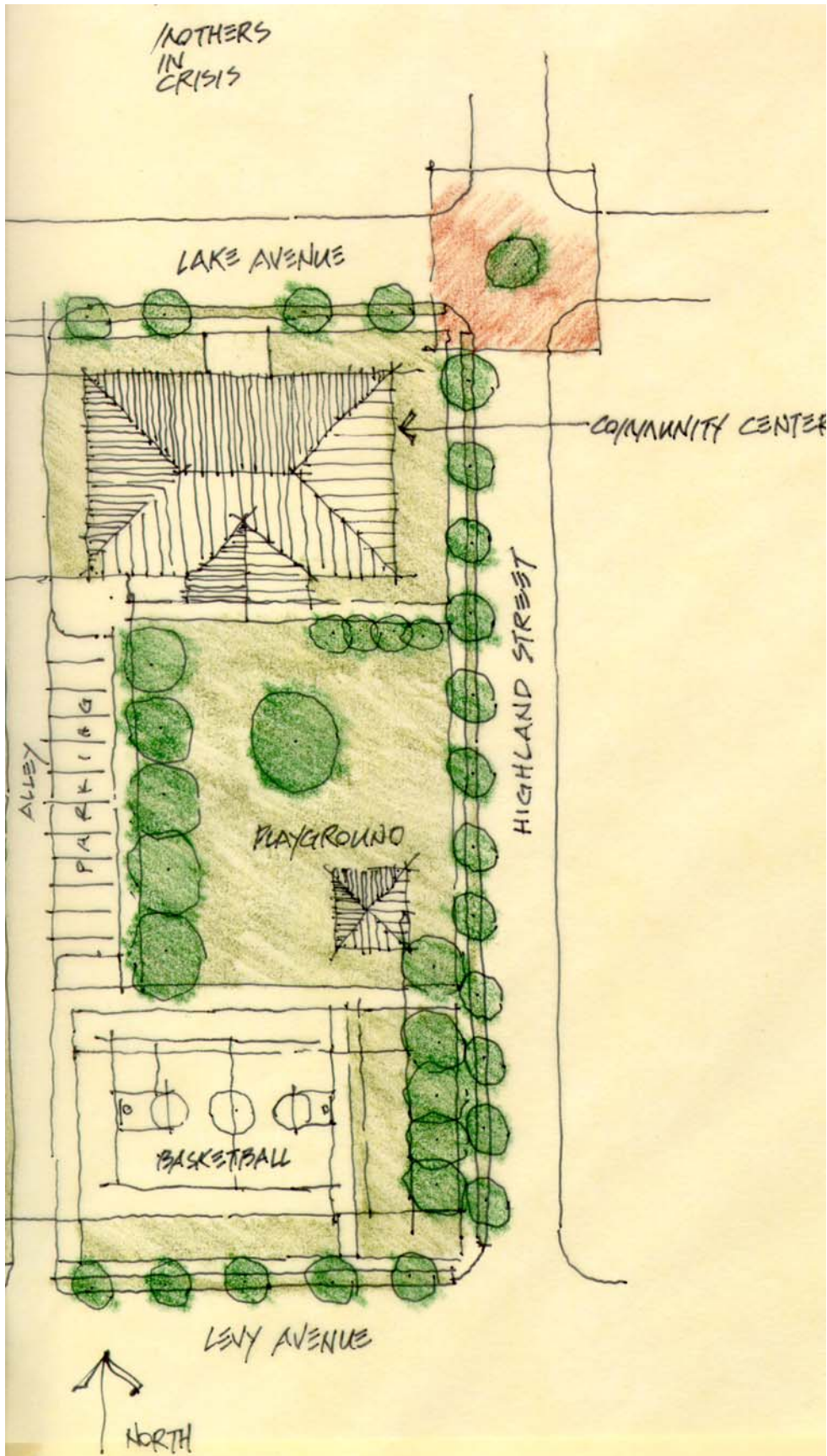
**Task 2.D.2:** Acquire a vacant tract of land for development of the proposed neighborhood community center. Landscape the proposed neighborhood center to implement the **Heart-of-the-Hill Conceptual Plan**. (*Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP*)

**Task 2.D.3:** Install traffic calming devices (traffic circles) at the intersections of Hillsborough/Lake Avenue and Highlands/Lake consistent with the proposed **Heart-of-the-Hill Conceptual Plan**. These traffic circles should be landscaped with appropriate vegetation. (*Involved Parties/Potential Partners: PNA, City Traffic Engineering Division*)

**Task 2.D.4:** Develop and implement a streetscape plan to create a focal point in the 1400 and 1500 blocks of Lake Avenue consistent with the **Heart-of-the-Hill Conceptual Plan**. The plan should include sidewalks, landscaping, sidewalk lights, special roadway surfaces, and street furniture where appropriate. (*Involved Parties/Potential Partners: PNA, City of Tallahassee, CNRP, Providence Baptist Church, MIC & TLCPD*)

The “Heart-of-the-Hills” as envisioned by the residents of the Providence encompasses the area in the neighborhood bounded by Lake Avenue on the north, Hillsborough Street on the east, Levy Avenue on the South and the vacant block of land on Highlands Street on the west. The area currently includes semi-public uses such as the Providence Baptist Church and the offices of Mothers In Crisis, Inc. The vacant block of land in this area on Highland Street is the site that the neighborhood prefers for the location of the neighborhood center. The Heart-of-the-Hills Plan ties all of this uses together through landscaping and streetscape to create an area in the neighborhood that will give one a sense of destination and therefore create a strong sense of the neighborhood within the community. The drawings on the following pages are illustrative of the concept.







## ***Appendix III***

### ***Neighborhood Consensus Seeking Meeting***



# Providence Neighborhood Plan Consensus Seeking Workshop

August 30, 2003  
Pineview Elementary School

## Summary Report

### I. Background and Meeting Overview

Neighborhood planning requires the commitment and coordination of all those who may be affected and can contribute to neighborhood improvements. Residents, property owners, institutions and groups interested in the Providence Neighborhood Planning Process met for a Community Issues and Options Workshop on March 22 to:

- create a vision that clarifies the desired outcomes for the neighborhood;
- Shape strategies to achieve the desired outcomes; and
- Agree on next steps and responsibilities.

Two action teams, one for Community Improvement and another for Housing/Crime met regularly from April to August and developed strategies to address 14 issues, which are of concern to the neighborhood. These strategies along with their specific implementing tasks were presented to the rest of the neighborhood at the Consensus Seeking Workshop held on August 30, 2003. The participants at the workshop sought:

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

A list of the workshop's participants is included in Appendix A of this document and the agenda for the workshop is included in Appendix B. The Florida Conflict Resolution Consortium facilitated the workshop. This summary is based on the flip chart notes and does not capture everything or exactly what was said.

The Providence Neighborhood Steering Committee and Association will use the results of this workshop in preparing the final Neighborhood Plan. The City Commission and appropriate departments, Renaissance Partners and others will be asked to indicate their commitments to an integrated implementation effort.



## II. Opening

John Baker, City of Tallahassee Neighborhood Planner, welcomed everyone and described the meeting purpose. Tom Taylor and Hal Beardall facilitators from the Florida Conflict Resolution Consortium described the workshop plan and had everyone introduce themselves.

### A. The Planning Process: How did we get here? Where are we going?

John Baker provided an overview of the neighborhood planning process, explained that Providence is the second renaissance neighborhood, and talked about the process and results in the first neighborhood, Apalachee Ridge Estates. He described the Issues and Options Workshop held on March 22, 2003, and the efforts of the Community Improvement and Housing/Crime Action Teams that produced the proposed strategies and their associated implementing tasks that were going to be presented later on in the workshop. He then answered a few questions from the audience.

## III. Neighborhood Issue Areas

Most of the workshop was spend presenting the strategies/ implementing tasks for each of the 14 issue areas. Reverend Walter McDonald, Rosalind Tompkins, Leslie Harris and Alexia Jones each presented the desired outcomes and strategies for several of the issue areas. After the presentation of each issues area, the workshop participants (neighborhood residents, property owners and stakeholders only) were asked to rate the relative importance of each strategy within an issue area by allocating 10 points between the strategies. They were asked to indicate how much effort should go into implementing each strategy. The numbers in the tables below are the average number of points given by those submitting their forms at the end of the meeting. The participants were also given an opportunity to offer comments or suggest additional strategies for each issue area. These are listed after the tables.

### Issue Area 1: Neighborhood Involvement/Outreach

#### Proposed Strategies

1.1	Formalize the organization of the Providence Neighborhood Association to create formal positions and offices in which residents can serve the neighborhood.	4.4
1.2	Establish a network within the neighborhood to inform, educate, and receive input from neighborhood residents about neighborhood concerns.	2.8
1.3	Use different mediums and cost effective means to communicate neighborhood activities to residents.	1.9
1.4	Organize community events and projects to generate interest and show progress.	.9
	TOTAL	10.0

Full Group comments:

- Neighborhood grant of \$2,500 are available for Strategies 1.3 & 1.4.
- Coordinate with expansion of the Enterprise Zone.

**Issue Area 2: Neighborhood Pride**

Proposed Strategies

2.1	Erect “gateways” at the major entrances into the neighborhood to establish and to project a sense of place and destination.	2.3
2.2	Develop and implement a neighborhood beautification plan to create neighborhood spirit and a sense of community among residents.	3.6
2.3	Market the neighborhood name and special events.	1.9
2.4	Create a focal area in neighborhood.	2.2
	TOTAL	10.0

Full Group comments:

- Neighborhood grant program can be used for signage too (2.1)

**Heart of the Hill- Conceptual Design Review**

Dan Donovan, from the Planning Department made a presentation on a number of design options for creating a community center and a focal point in the neighborhood.

**Issue Area 3: Neighborhood Cleanup**

Proposed Strategies

3.1	Develop and implement a neighborhood beautification plan to create neighborhood spirit and a sense of community among residents.	2.9
3.2	Promote a comprehensive ongoing community-wide neighborhood cleanup campaign.	1.8
3.3	Aggressively enforce the City’s Housing Code, including the use of condemnation remedies.	3.7
3.4	Conduct major cleanups of the neighborhood and an Operation Commitment Program.	1.6
	TOTAL	10.0

Full Group comments:

- Impose fines for the improper disposal of trash.
- Provide incentives for participating in clean up projects, e.g. deductions from rents.
- Withhold part of rental deposits for improper disposal of solid waste. Keep the neighborhood preservation officers involved.

**Issue Area 4: Neighborhood Safety**

## Proposed Strategies

4.1	Improve walkability and minimize the interaction of pedestrians and vehicular traffic	5.0
4.2	Control the flow of traffic within the neighborhood	2.4
4.3	Improve fire safety within the neighborhood	.5
4.4	Coordinate with FSU as to which neighborhood street will be the eastern entrance to the proposed University Park.	1.0
4.5	Use environmental crime prevention designs and tips to improve safety within the neighborhood	1.1
	TOTAL	10.0

## Full Group comments:

1. Is the Levy curb & gutter and traffic calming approved? The permit has been issued.
2. Strategy 4.4 – The proposed University Park plan has been scaled down. Innovation Park affects Stuckey Avenue.
3. What about the impact on Stuckey Ave. residents? There may be higher density.

**Issue Area 5: Crime**

## Proposed Strategies

5.1	Improve relationships between law enforcement officials and neighborhood residents	3.75
5.2	Strengthen the neighborhood crime watch program	3.25
5.3	Address animal control and safety	1.5
5.4	Increase safety awareness	1.5
	TOTAL	10.0

## Full Group comments:

- At the end of the school year there are many abandoned animals. We need to work with apartment owners on animal provision in the leases.
- Police need to work with landlords to reduce the drug purchases in the neighborhood.

**Issue Area 6: Neighborhood Center**

## Proposed Strategies

6.1	Construct a community center within or adjacent to the Providence neighborhood	5.4
6.2	Form partnerships to provide recreational facilities, services, and opportunities to neighborhood children and youths in the short term	2.6
6.3	Construct a playground for children and youths on one of the vacant tracts of land in the neighborhood	1.9
	TOTAL	9.9

## Full Group comments:

- An active sports program director at a center could help boost the sense of community. Have T-shirts for teams.
- Have book nights, movie nights, and other activities to draw people together.
- Contact university recreation departments for help in setting up and running events/Activities.
- Coordinate access to facilities between school and center- joint use.

**Issue Area 7: Human Development**

## Proposed Strategies

7.1	Enhance and expand the learning experiences of neighborhood children, especially elementary and middle school children	3.10
7.2	Provide neighborhood residents access to job training, career building skills and personal development programs	1.80
7.3	Provide programs and services to help eligible residents with basic needs	2.25
7.4	Establish social and cultural programs to engage and use the skills and talents of neighborhood residents	1.00
7.5	Assist neighborhood residents dealing with substance abuse issues	1.85
	TOTAL	10.0

## Full Group comments:

- With a second harvest account, food is available for 11 cents per lb. Where would the food be housed? How would it be distributed? Church leaders could set it up.
- Mother in Crisis has a Second Harvest Account and a clothes & food pantry. There are logistical concerns.
- A food pantry needs volunteers to run and provide coordination
- We could get the covenant partners to provide funds and volunteers, possibility Trinity Church. Outreach, networking, in addition to food, is needed.
- We need to coordinate a consortium of groups to take holistic approach.

Let's have food distributed at the upcoming Fun Day via Second Harvest, Covenant Partners & Mothers in Crisis

**Issue Area 8: Landlord/Tenant Issues**

## Proposed Strategies

8.1	Increase landlords' involvement in the neighborhood and the neighborhood association	3.1
8.2	Foster better understanding and communication between landlords and tenants	2.3
8.3	Develop model rental programs in Providence	2.7
8.4	Provide incentives, training, and mentoring programs for landlords to be successful	1.9
	TOTAL	10.0

## Full Group comments:

- Strategy 8.4 - Training for landlords is essential along with a Renter Rights education program
- Property values are rising - identify landowners willing to help tenants purchase their homes (singles and doubles). Leases are needed to lock in rent levels. Lease-purchase agreements are a goal.
- Encourage tenant organizations.
- Create a landlords organization - to encourage involvement.

**Issue Area 9: Homeownership**

## Proposed Strategies

9.1	Increase awareness, use and access to existing programs, which assist first-time homebuyers in acquiring a home	1.7
9.2	Provide counseling (financial, budgetary and home maintenance) to renters that are interested in becoming homeowners	1.1
9.3	Acquire existing homes within the neighborhood for the sole purpose of resale to potential homebuyers for occupancy as their primary residence	3.5
9.4	Create homeownership programs and/or designate a certain portion (funding) of existing homeownership programs for Providence	1.7
9.5	Encourage the development of infill housing with a range of housing styles and prices including moderate-income housing for homeownership	.7
9.6	Partner with existing programs, affordable housing providers, and/or a developer to construct and/or rehabilitate housing in Providence	.9
	TOTAL	9.9

## Full Group comments:

- Get the word out on how realtors can help – a Century 21 representative volunteered.

- Strategy 9.3 - Acquire houses, at least 1, and utilize Rainbow Rehab and sweat equity.
- City is considering foreclosure on 4 houses
- There will be a Renters Workshop. It will help them purchase homes and explain how they may be able to work with their current landlords (for singles and doubles) to establish a lease purchase arrangement.

**Issue Area 10: Neighborhood Ownership**

Proposed Strategy

10.1	Establish a resident landlord program within the Providence neighborhood and/or the surrounding neighborhoods	10.0
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**Issue Area 11: Housing Rehabilitation - Owner-occupied Housing**

Proposed Strategies

11.1	Assess the conditions of the housing stock within the Providence Neighborhood to determine the need for housing rehabilitation	1.5
11.2	Increase the awareness, use and access to all owner-occupied housing rehabilitation and infill housing programs, including those for historic properties	.9
11.3	Equip residents with the know-how and/or neighborhood support to make repairs to their homes that do not require a licensed contractor	1.7
11.4	Provide financial assistance to homeowners to assist with making repairs to their homes, including rental homes they own in the neighborhood	2.6
11.5	Encourage the upgrading and/or expansion of existing homes	.8
11.6	Provide financial counseling to existing homeowners	1.1
11.7	Consistently and fairly enforce the City's Housing Code	1.4
	TOTAL	10.0

**Issues Area 12: Housing Rehabilitation -- Rental Housing**

Proposed Strategies

12.1	Assess and determine the need for housing rehabilitation (including multi-family developments) within the Providence neighborhood	3.5
12.2	Increase awareness, use and access to all rental housing rehabilitation programs, including those for historic properties	1.6
12.3	Provision of incentives for the renovation and retention of the affordable rental housing stock within the neighborhood	2.0
12.4	Consistently and fairly enforce the City's housing code	2.9
	TOTAL	10.0

Full Group comments:

- There will be a Renters Rights and Home Repairs Workshop. It will cover code enforcement, renter agreements with landlords, help in home purchase and more. Tenants can be given credit for repairs they make in the form of reduced rents, leases that lock in rents or matching contributions by landlords.
- Bring landlords together to address landlord issues & protect renters.
- Tenants can issue a 7-day notice to repair. The clerk of the court has a packet of information on how to do this.
- Assist landlords with the Rental Rehab program. This is new ground for the city.
- Maintain affordable rental housing.
- Enforcing existing housing codes will address many problems (but may cause evictions or abandonment).
- Report problems when tenants leave.

**Issue Area 13: Streetscape**

Proposed Strategies

13.1	Reconstruct and rebuild neighborhood streets to meet present safety standards.	5.4
13.2	Encourage and promote good appearances of the businesses that border and are at the entrances of the neighborhood.	1.6
13.3	Develop and implement a neighborhood-wide tree planting and preservation program.	.8
13.4	Coordinate with existing and proposed projects that will impact or include the neighborhood's major roadway corridors.	2.2
	TOTAL	10.0

Full Group comments:

- Curb & gutter helps solve the flooding problem. Sidewalks would be installed at same time.
- What is the time frame? The budget vote is in September, The Neighborhood Improvement Program has funding. Advocates from neighborhood are needed.
- Commissioner Mustian said, "Some work has begun and there is money now to start other efforts. It is important to get this information to them."

**Issue Area 14: Zoning**

## Proposed Strategies

14.1:	Develop a land use plan that protects the neighborhood from incompatible land uses	5.0
14.2:	Formulate and adopt design standards to guide the development and redevelopment of the neighborhood	5.0
	TOTAL	10.0

**IV. Action Priorities**

After all the strategies were reviewed, everyone was given a chance to indicate how the efforts of the neighbors, neighborhood association, the Renaissance Partnership and the City should be prioritized. The figures in the table are the averages from the forms that were submitted at the end of the meeting.

<b>Issue Areas</b> (People indicated what % of effort should go into each issue area)	<b>Average</b>
1: Neighborhood Involvement/Outreach	5.62%
2: Neighborhood Pride	3.22%
3: Neighborhood Cleanup	10.02%
4: Neighborhood Center	15.72%
5: Streetscape	9.92%
6: Human Development	4.52%
7: Neighborhood Safety	7.52%
8: Zoning	3.02%
9: Housing Rehabilitation - Owner-occupied Housing	3.72%
10: Housing Rehabilitation -- Rental Housing	6.32%
11: Homeownership	5.62%
12: Neighborhood Ownership	4.32%
13: Crime	12.22%
14: Landlord /Tennant Issues	8.02%
TOTAL	99.78%

**V. Organizing for Action**

The facilitator and others emphasized that a plan is only useful if it results in action. Implementation of this plan is multifaceted:

- Review, refinement and adoption by the Providence Neighborhood Steering Committee and Association.
- Adoption by the Renaissance Partnership with designated partners taking responsibility for leading or supporting implementation of specific strategies in the plan.



- Commitments by property owners, businesses, organizations and individuals, in and outside the neighborhood to implement parts of the plan.
- City commitments of resources from current and future budgets to make specified elements of the plan a reality.

All participants were asked to complete a participation form indicating how they want to be involved and issue areas they are interested in. These will be used when each aspect of the plan is implemented.

## **VI. Closing**

At the end of the workshop, the group was given the opportunity to share what they thought had been accomplished, what needed more attention and what to keep in mind as the neighborhood moves forward. Here is a summary of their comments:

- What is the timetable on funding? Carryovers?
- What is the status of the Lake Bradford Rd. improvements?
- Get a neighborhood newspaper going.
- Contact churches, non-profits and others and get them to work together.
- Thank God for having a single parent network in the neighborhood. We need to get more residents out and involved.
- The neighborhood has come a long way. My prayer is for true unification of all the players. Unity and cohesiveness is essential.
- We need block parties and other good events. We can have educational booths to announce our efforts and get community commitments.
- Applications are due this week to neighborhood grants program for the block party & the newspaper.
- Sept. 27<sup>th</sup> is the FUN DAY from 10:00-2:00.

## **VII. Community Consensus Workshop Comment Form Results**

The participant packets included a comment form for any points people didn't have time to or didn't want to share with the full group. These were the comments received:

- I would like this program to be aware that I am more than willing to help take action in making your community a better place. I would very much enjoy giving my time to you and helping with any volunteer work.
- I am the Vice President of the Elberta Empire Neighborhood Association (EENA). I was very pleased to see how much work and commitment from the City of Tallahassee and Trinity Church is being given to the development of the Providence neighborhood. We are here to lend our support to your effort.
- Excellent workshop - Really appreciated the efforts of all involved. Thank you for your invitation.

**Appendix A – Participant List**

Cleve Atchley  
Walter McDonald  
Rosalind Y. Tompkins  
Paull T. Kirkpatrick  
Leslie L. Harris  
Rob Rinehart  
Genevieve McDonald  
Louise Ritchie  
Rosa Morgan  
John E. Baker  
Steve Meisburg  
Len Carson  
Jenny James  
Alexia Jones  
Robin Randolph  
Nettie Palmore  
Yolanda Gordon  
Mark Mustian  
Dorothy Morrison  
Gaven Kelly  
Charles E. White

Appendix B – Workshop Agenda

# **Providence Neighborhood Plan Consensus Seeking Workshop**

**August 30, 2003**

## **Meeting Objectives**

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

## **Agenda**

**9:00 Registration, Refreshments, Review Design Concepts and Conversation**

**9:30 Opening**

Welcome and meeting purpose  
Introductions  
Meeting Plan and Guidelines  
Greetings – Elected Officials

**9:45 How did we get here? Where are we going?**

**The Planning Process** – John Baker  
Q and A

**9:50 Review of Community Improvement Action Team Recommendations**

**10:50 Heart of the Hill- Review Conceptual Design**

Dan Donovan - TLCPD

**11:05 Break**

**11:15 Review of Housing Action Team Recommendations**

**12:05 Working Lunch**

**12:10 Action Priorities**

**12:30 Organizing for Action**

**12:45 Closing**

**1:00 Adjourn**