

**TALLAHASSEE-LEON COUNTY  
BLUEPRINT 2000 INTERGOVERNMENTAL AGENCY**

**Meeting Minutes  
October 18, 2004, 5:00 PM  
City Commission Chambers**

**MEMBERS PRESENT**

**County**

Commissioner Bob Rackleff  
Commissioner Jane Sauls  
Commissioner Cliff Thaell, Vice-Chair

**City**

Commissioner Allan Katz  
Commissioner Debbie Lightsey  
Commissioner Mark Mustian, Chair

**CITY/ COUNTY STAFF**

DeLane Adams, County Commission Staff  
John Buss, City Stormwater  
David Bright, Blueprint 2000  
Joe Brown, County Public Works  
DeShaun Carter, Blueprint 2000  
Craig Diamond, TLCPD  
Jim Davis, Director, Blueprint 2000  
Anita Favors, City Manager  
Shelonda Gay, Blueprint 2000  
Fred Goodrow, TLCPD

Jack Kostrzewa, TLCPD  
Phil Maher, Blueprint 2000  
Gabe Menendez, City Public Works  
Tony Park, County Public Works  
Dan Rigo, County Attorney's Office  
Olu Sawyerr, City Traffic Engineering  
Debra Schiro, City Attorney's Office  
Alan Williams, Mayor's Office  
Bill Woolery, City Engineering  
Michael Wright, Asst. City Manager

**OTHERS PRESENT**

Andy Bazth, BRA  
Keith Burnsed, Moore Bass  
Clay Campbell, Moore Bass  
Paco de la Fuente  
Debbie Dantin, Genesis Group\*  
Donald Downey, B. Harden  
Jaime Girardi, CDM  
Bryant King, DRMP  
Bill Little, Jacobs Civil Eng.\*  
Mark Llewellyn, Genesis Group\*

Maribel Nicholson-Choice, Greenberg Traurig\*  
Jerry Oshesky, The LPA Group\*  
Tom O'Steen, Moore Bass  
Joe Petrich, Genesis Group\*  
Bonnie Pfuntner, The LPA Group\*  
Ed Ringe, The LPA Group\*  
Helen Ringe  
Mark Thomasson, Genesis Group\*  
Ray Youmans, THC\*

\* Indicates Blueprint 2000 Consultant

**CALL TO ORDER**

Chairman Mark Mustian called the meeting to order at 5:15 p.m. **There was no quorum of members; therefore the Board could take no action.**

**I. AGENDA MODIFICATIONS**

Jim Davis indicated that there were no agenda modifications.

**II. INFORMATION ITEMS**

NONE

**III. CONSENT**

NONE

**IV. PRESENTATIONS/ACTIONS/DISCUSSIONS**

**1. Blueprint 2000 Real Estate Policy**

No action could be taken due to lack of a quorum

**2. Land Banking Acquisition on Mill Street for Capital Cascade Trail**

No action could be taken due to lack of a quorum

**3. Capital Cascade Trail: Alternative Concept Review**

Mr. Davis stated that he had received a call from Commissioner Grippa who stated that he had planned to participate in the meeting via telephone from South Florida, where he was participating in a hurricane recovery exercise. However, due to problems with cell phone towers in the area, he elected not to do so. He indicated to Mr. Davis that he was comfortable with the staff recommendations.

Mr. Davis stated that this item was a concepts only Board workshop to review and discuss the three (3) alternative concepts that have been developed for the four (4) segments of the Capital Cascade Trail. He stated Blueprint wanted to take the opportunity to show the Board what information had been gathered from public meetings and existing conditions. Mr. Davis stated that the details of the project would be developed based on the concepts that are approved, public input, and resource restraints. He stated that the concept reports were not resource driven and that they would include all of the approved amenities yet annotate those facets of the plan that were not funded at this time. He further stated that it was important to remember that stormwater and water quality were key elements and that there were many outstanding issues to be resolved and some elements were still being finalized. Mr. Davis used a PowerPoint presentation to provide visual aids for the board members. (This presentation is on record with the Blueprint 2000 office.) He stated that the public had requested five (5) key things as top priority. (1.) stormwater is key (2.) landscaped trails and greenways (3.) connecting trails and walks (4.) outdoor amphitheater (5.) historic markers to be placed in various locations. He further stated that funding for the project would be addressed in the master plan revision to be reviewed by the board in January 2005. Mr. Davis stated that the measure of the success of this project would be based on how secure the project was and how well it was maintained once it had been completed and that there were no Blueprint funds for either one of these functions.

Mr. Mark Llewellyn, President of Genesis Group, stated not only had Genesis been gathering information from citizens at public meetings and various citizen's groups but they had also worked with numerous City, County, and State agencies to coordinate the project. He stated that there were four (4) segments to the project: Segment 1: East Tennessee Street to Lafayette Street, Segment 2: Lafayette Street to South Monroe Street, Segment 3: South Monroe Street to Gamble

Street and Segment 4: Gamble Street to the confluence with Munson Slough. He further stated that the existing conditions stormwater model was close to completion. Mr. Llewellyn provided the Board with the draft Capital Cascades Trail Master Plan. This plan was included in a PowerPoint presentation as he narrated the concepts for each segment and answered questions posed by the Board.

Mr. Llewellyn stated that Segment 1, Concept A, East Tennessee Street to Lafayette Street, included Franklin Blvd. where the plan was to place the existing ditch into a boxed culvert and to convey the stormwater underground and to place the utilities underground. He stated that north of Call St. there would be 5-lanes: 3 northbound turn lanes and 2 southbound lanes with bike lanes and sidewalks (This would be consistent for all of the concepts of this segment). He further stated that south of Call St. there would be a transition into two lanes: 1 north bound and 1 southbound. He stated that during the public workshop citizens expressed a strong desire for a reduction in lanes, however this concept would cause problems for adjacent roadways. Commissioner Lightsey stated that she was not aware of the desire to reduce the lanes on Franklin Blvd. Mr. Bright stated that there was also input from citizens who requested that the road be removed all together.

Commissioner Thael stated that on a trip to review the Chattanooga, TN greenway tour that the developers separated the community from access to the riverfront by acquiring the roadway and building a 2-lane limited access highway to foster economic development. Mr. Davis stated that this would not be a feasible alternative because of existing traffic conditions.

Ms. Debbie Dantin, Genesis Group, stated that Call St. has a proposed median opening for crossing.

There was discussion of the color indications and lines on the concept maps. Mr. Llewellyn provided the Board with explanations for the mapping symbols. There was discussion of how stormwater would be mitigated. Mr. Davis stated that because as previously stated the stormwater models had not been completed, the exact mitigation had not been determined. He stated that flooding would not be eliminated, however the plan was to significantly reduce the occurrences.

Mr. Llewellyn stated that there were some items that would be consistent in all of the concepts such as closing the median at Call St. with a safe zone and a pedestrian crossing at that location. He stated that Park Ave. would be signalized with an improved intersection; a closed meridian at College Ave, a controlled left turn lane at Jefferson, and Pensacola St. will be signalized. He further stated that two concepts show a roundabout at Lafayette St. and one concept shows the intersection as it currently stands.

Mr. Llewellyn stated that Segment 1, Concept B, was the Economic and Environmental Consensus Committee (EECC) concept and was consistent with Concept A north of Call St. He stated that south of Call St, it provides 4-lanes with landscaped median and turn lanes at the intersection previously mentioned, sidewalks and bike lanes on each side. He further stated that there was a transportation study completed and was being reviewed that showed the effects of that plan. He mentioned that the concept included optional landscape easements to provide landscape buffers adjacent to the sidewalks. Mr. Llewellyn stated that the concept provided

improved traffic levels of service, provided sidewalks and bike lanes, however it had limited greenspace.

Mr. Llewellyn stated that in Segment 1, Concept C, the bike lanes were eliminated, however it provides a trail. This concept also eliminates the roundabout and has a wider roadway. He stated that this concept provides improved traffic level service and provides sidewalks, however it has limited greenspace, no bike lanes and no roundabout.

Commissioner Mustian stated that the Board members should offer input at this point. He stated that he recognized that this is a very constrained space and that there was not much that could be done if the decision was to maintain four lanes of traffic. He stated that as a member of the EECC he would like this to be as bike and pedestrian friendly as possible. He further stated that he would like to see some unique ideas as well, such as sidewalks in the medians. He suggested that the consultant should research other communities to gather information as well.

Commissioner Lightsey stated that this was a difficult segment because of the limited size. She stated that she would like to see the separate pedestrian and bike lane to move them from the traffic lanes.

Commissioner Gillium asked if there were any numbers available at this point. Mr. Davis stated that at this point there were none, however the estimate was at approximately \$23 million.

Commissioner Mustian asked if the consultant had looked at any other options besides the two-boxed culverts such as storage for capacity. Mr. Llewellyn stated that once the existing conditions model was completed this would be one of the alternatives to be considered. He stated that because of the slope and the cost this may be prohibitive. He mentioned that boxed culverts are expensive options.

Commissioner Thael stated that he would like staff to brief him later on why the two-lane option would not be feasible. He further asked if the land use could change in this area and how this could enhance the area economically. Mr. Davis stated that there was currently a sector plan study underway in the area that had not been completed. Commissioner Thael stated that he would like to make the decision on the concept plan for this segment in concert with the decision on the sector plan to insure that they do not conflict with each other.

Mr. Bright stated that the draft sector plan should be out by the end of the year.

Mr. Llewellyn stated that Segment 2, Concept A, Lafayette Street to South Monroe Street, includes Cascade Park, which is a chain of 6 parks. The parks total approximately 6-acres. He stated that the upper section of the park has several constraints such as the fact that it was controlled by the State of Florida and the Korean War memorial is located in that section. The middle section of the parks houses a parking lot that will continue to be controlled by the state. He stated that in two of the concepts part of Gadsden St. would be closed and would be removed in order to clean-up Cascades Park. He mentioned that Bloxham would be closed in all options. Mr. Llewellyn stated that Meridian Marker Park would contain 4 monuments, (1.) Meridian Marker, (2) the Commemoration of the founding of Tallahassee (3.) Memorial Commemoration the Sons and Daughters of Leon County who have given their lives for the Country dedicated by the American War Mothers (4.) Memorial in memory of Governor Dan McCarty.

Commissioner Rackleff stated that he understood that the state was in the process of selling surplus buildings and that that would eliminate the need for so much parking and that this would be an opportunity for additional trail storage.

Mr. Llewellyn stated that the goal in this segment was to contain the volume of water to reduce or eliminate flooding across South Monroe St. for the 25-year 8-hour event.

Joe Petrich, Genesis Group, stated that for segment two everything in them was created through public involvement and the constraints within the site. He stated that concept A included an urban plaza at the end of Madison St. that would act as a gateway into the park. The trail comes down through the east side of the park and meanders behind the Korean War Memorial before it crosses Gaines St. He stated that some of the DOT parking lot was trimmed back. He mentioned that there were picnic pavilions and water cascades. He gave very detailed narrative of the amenities within the parks.

Mr. Petrich stated that Segment 2, Concept B, was the most pedestrian friendly concept. He stated that the plaza at the end of Madison St. was scaled down, however the trail would remain on the east side of the Korean War memorial and other pedestrian walkway systems. This concept also includes Centennial Field and an outdoor amphitheater.

Mr. Petrich stated that Segment 2, Concept C, was the most formal concept with a very formal urban plaza at the end of Madison St. This concept would include formal gardens and Gadsden Street was closed with a bridge system.

Commissioner Lightsey questioned the parking that would be required for the facilities. Mr. Petrich stated that there was currently parking at the state offices around the parks. Commissioner Lightsey asked about the area of the former Centennial Field. Commissioner Rackleff stated that as one of the "Friends of Centennial Field" they were proposing a field that could be used by the community for multi-use facilities. Commissioner Lightsey then questioned whether the area would be prone to flooding. Mr. Davis stated that this area would be flood prone in all of the concepts of the plan.

Commissioner Gillium asked which of the concepts provided for retail or business use. Mr. Llewellyn stated that most of the parcels that were adjacent to the parks were state owned and were subject to surplus. He further stated that if they were sold then the new owners may be convert the buildings to retail spaces. There was further discussion of the possible uses of the surplus state properties and the potential uses of various areas within the subject area. Commissioner Rackleff stated that it would be very important that the park was safe and that it was used daily as much as possible.

Mr. Petrich stated that Segment 2, Concept D, was identical to Concept B in the upper and the middle sections. He stated at the lower section showed a terraced plaza for arts fairs and theatrical performances.

Commissioner Lightsey stated that it was important that none of the concepts created more impervious areas that would cause further flooding to the area.

Mr. Llewellyn stated that Segment 3: South Monroe Street to Gamble Street, crosses Monroe Street with an elevated pedestrian bridge. He stated that Concept A included the FAMU Way segment with wetland creation and wildlife habitats.

Commissioner Rackleff stated that he did not want to see any encroachment on Railroad Square. Commissioner Gillium stated that Concept A would be the one that least encroached on Railroad Square and that he favored that concept for that reason. Mr. Llewellyn stated that he had met with the owners of Railroad Square and that the plan was to alleviate the current flooding in the area. Mr. Llewellyn provided the Board with a narrative description of the concept.

Mr. Llewellyn stated that for Segment 3, Concept B there was the pedestrian crossover also. This concept shows larger ponds, it has a roundabout at FAMU Way and Wahnish Way and it encroaches into Railroad Square.

Mr. Llewellyn stated that Segment 3, Concept C, takes a lot of the water out of the plans and provides more meandering natural stream. It was stated that with standing water there was higher water quality.

Commissioner Gillium stated that the segment did not show many amenities. Mr. Davis stated that at the last meeting the Board tasked the Blueprint staff to provide alternates to the master plan. He stated that moving the funding causes the lose of amenities on this segment. Commissioner Gillium stated that he did not favor getting rid of amenities in this segment and only handling stormwater while there are full amenities in other segments upstream. Commissioner Lightsey stated that she would not support this version either.

There was discussion of the cost of the project and why the initial estimate and the current estimates were so drastically different. Mr. Davis stated that he would provide the Board with a document that would provide an explanation of the current estimates. He stated that the estimates would be conservative.

Mr. Llewellyn stated that Segment 4: Gamble Street to the confluence with Munson Slough would include water quality treatment, stormwater conveyance, and wetland areas. He stated that there was potential for parks in this area and environmental education centers. He stated that the county currently owned some of the properties needed for this plan. There was discussion of DEP permitting for this segment and there was a concern that staff works with DEP to insure that thing would go smoothly.

Mr. Davis stated that the last community workshop would be held on November 30, 2004. He stated at the item would be brought back in January. Mr. Davis stated that he wanted to reiterate the guidance of the Board. He stated that he understood the Board stated that for Segment 1, that they wanted them to look at more innovative aspects and to re-look at the two-lane road option and to err on the side of the bike/ped. stand point. Segment 2, look at parking with no more impervious surface, put the trail near the water. Segment 3, watch Railroad Square. Segment 4 looks pretty good but there was concern for the DEP permitting. Build the backbone for segments 1, 2 and 3 before too many amenities are added.

Commissioner Mustian stated that there was no quorum and that there was only one item to be on the agenda. He stated that there was an upcoming MPO meeting and that this item could be voted on at the end of that meeting.

**V. CITIZENS TO BE HEARD**

There were none.

**VI. ITEMS FROM MEMBERS OF THE COMMITTEE**

There were no items.

**VII. ADJOURNMENT**

There being no further business, Chairman Mustian adjourned the meeting at 5:42 pm.

**APPROVED:**

**ATTEST:**

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**Mark Mustian**  
**Chairman of Blueprint 2000 IA**

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**Shelonda Gay**  
**Secretary to Blueprint 2000 IA**