



NORTH MONROE CORRIDOR

A CAPITAL GATEWAY



NORTH MONROE CHARRETTE

FINAL REPORT
FEBRUARY 20, 2024



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NORTH MONROE CORRIDOR

A CAPITAL GATEWAY

OVERVIEW

The North Monroe Charrette was identified as a Leon County Strategic Initiative in 2023. The initiative was to host an intensive, multi-day design charrette to work with the community to identify and evaluate a variety of land use/planning strategies and other proposals for the continued improvement of the North Monroe Corridor area.

In this document, you will find an overview of the design charrette that was led by the Tallahassee-Leon County Planning Department with engagement from many members of the community. Events primarily took place on-site at various locations throughout the corridor, with additional information and data collection located on the [North Monroe Corridor Charrette Website](#). Findings of these efforts, including the feedback from community members that live or work along the corridor, are included with recommendations for continued improvement.



NORTH MONROE CORRIDOR STUDY AREA





STRATEGIC INITIATIVES

QUALITY OF LIFE
THE NORTH MONROE CORRIDOR

FY 2022-2026
Leon County Strategic Plan

-
- Q5. 2022-30 *Implement the recommendations of the **Citizen’s North Monroe Street Task Force** to reduce crime and improve conditions along the North Monroe Corridor. Completed 2021*
- Q5. 2023-10 *Building on the Citizens North Monroe Task Force Final Report, host an intensive, multi-day **design charrette** to work with the community to identify and evaluate a variety of land use/planning strategies and other proposals for the continued improvement of the North Monroe Corridor area.*
- Q5. 2023-14 *Develop an **interactive community web-based tool** that documents planned improvements, tracks investments, and identifies enhancement strategies for the North Monroe Corridor area.*



THE CHARRETTE PROCESS

OCTOBER 2-6, 2023

The North Monroe Charrette took place the week of October 2nd 2023, with eight community events scheduled over five days. The Charrette also included a [project website](#) with an online survey. This resulted in broad stakeholder participation, capturing both in-person and virtual feedback. The benefit of the in-person community events is that they facilitated face-to-face interaction with stakeholders who live, work, and frequent the schools and businesses of North Monroe St. The results of these efforts include targeted feedback from stakeholders on opportunities for improvement.

CHARRETTE AT A GLANCE

*Learn. Visualize.
Reflect. Share.*

- July 5 Website Launch
- July 5 Online Survey Published
- Oct 2 Community Kick-Off Meeting
- Oct 3 Pop-Up at Canopy Oaks park
- Oct 3 Pop-Up at Parwez Alam Park
- Oct 3 Pop-Up at Lake Jackson Branch Library
- Oct 3 Public Open House
- Oct 4 Community BBQ
- Oct 5 Virtual Open House
- Oct 5 Final Community Open House

GETTING THE WORD OUT.

The Planning Department partnered with Leon County's Community and Media Relations Office to develop strategic communications for reaching stakeholders in the North Monroe Corridor Study Area and the surrounding neighborhoods.

PROJECT WEBSITE



VARIABLE MESSAGE BOARDS



SOCIAL MEDIA POSTS



FLYERS AT VARIOUS LOCATIONS



EVENT SIGNAGE



EMAILS & "NEXTDOOR" APP MESSAGES



COMMUNITY KICK-OFF MEETING

OCTOBER 2ND



POP-UP AT LAKE JACKSON BRANCH LIBRARY

OCTOBER 3RD



POP-UP AT PARWEZ ALAM PARK

OCTOBER 3RD



PUBLIC OPEN HOUSE AT THE PLANNING DEPARTMENT

OCTOBER 3RD



COMMUNITY BBQ AT J LEE VAUSE PARK

OCTOBER 4TH



FINAL OPEN HOUSE AT LAKE JACKSON COMMUNITY CENTER

OCTOBER 5TH





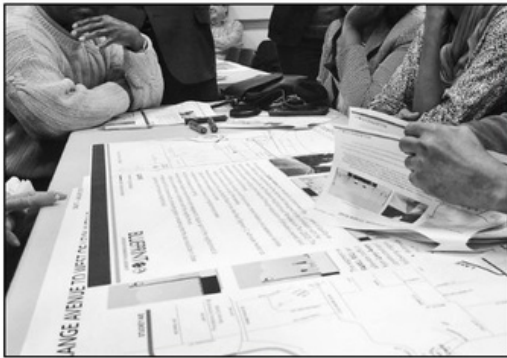
NORTH MONROE CORRIDOR

A CAPITAL GATEWAY

CHARRETTE GUIDE

LEARN

Engage with staff and visit the North Monroe Corridor maps to learn more about the land use, zoning, transportation, and ongoing investment that shapes the area today.



VISUALIZE

Participate in the hands-on mapping exercise to help envision what you'd like to see on the corridor now and into the future.

REFLECT

Provide your input on what has worked and what you'd like to see more of on the corridor by submitting your comments and completing the survey.



SHARE

Tell your neighbors and fellow community members about the Charrette! Encourage participation in the online survey and to join the Charrette events.

LEARN.

At each community event, staff engaged with participants and shared information about context maps and ongoing project efforts in the North Monroe Corridor area. Information on these projects was also posted on the [North Monroe Corridor Enhancement Plan Webpage](#).

MAJOR DEVELOPMENTS MAP DISCUSSION

COMMUNITY BBQ OCT 4TH



ZONING MAP DISCUSSIONS

KICK-OFF MEETING OCT 3RD



TRANSPORTATION MAP DISCUSSION

OPEN HOUSE OCT 4TH



STAKEHOLDER FEEDBACK AND SURVEY RESPONSE DISCUSSION

KICK-OFF MEETING OCT 3RD



VISUALIZE.

The Charrette attendees were invited to participate in a hands-on mapping exercises led by DesignWorks staff, a division of PLACE specializing in urban design solutions, at each of the community events. This engagement allowed community members to record their specific areas of interest and concern along the corridor at the time of the meeting.

The results of the mapping exercise identified Beautification as the primary

focus for improvements. Specifically, community feedback called for improvements to roadway and building maintenance, landscaping enhancements, and the modernization of commercial buildings along the corridor. Additional feedback identified the need for increased pedestrian safety, additional public park spaces, increased mobility options, and the desire to accommodate growth while preserving existing character.



REFLECT.



520

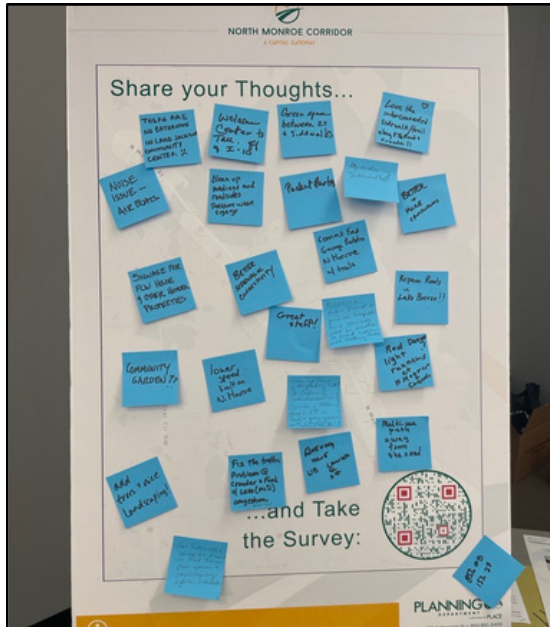
SURVEY RESPONSES

The online survey to collect community input on the North Monroe Corridor was open from July 5, 2023 to October 14, 2023. Initial results of the survey were shared as an infographic at the charrette community events. Additional survey responses were collected both in-person and online for a total of 520 responses.

'SHARE YOUR THOUGHTS' BOARDS

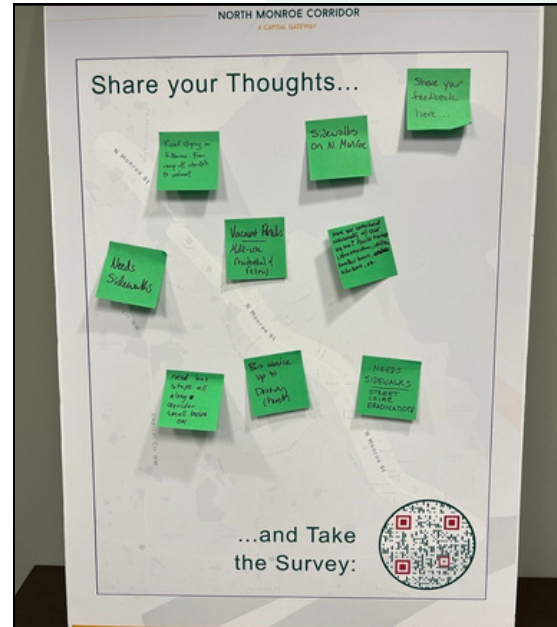
KICK-OFF MEETING

OCTOBER 2ND



OPEN HOUSE

OCTOBER 3RD



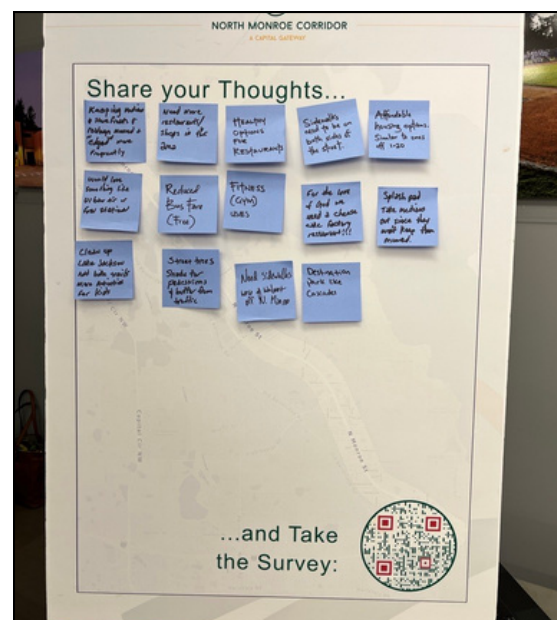
COMMUNITY BBQ

OCTOBER 3RD

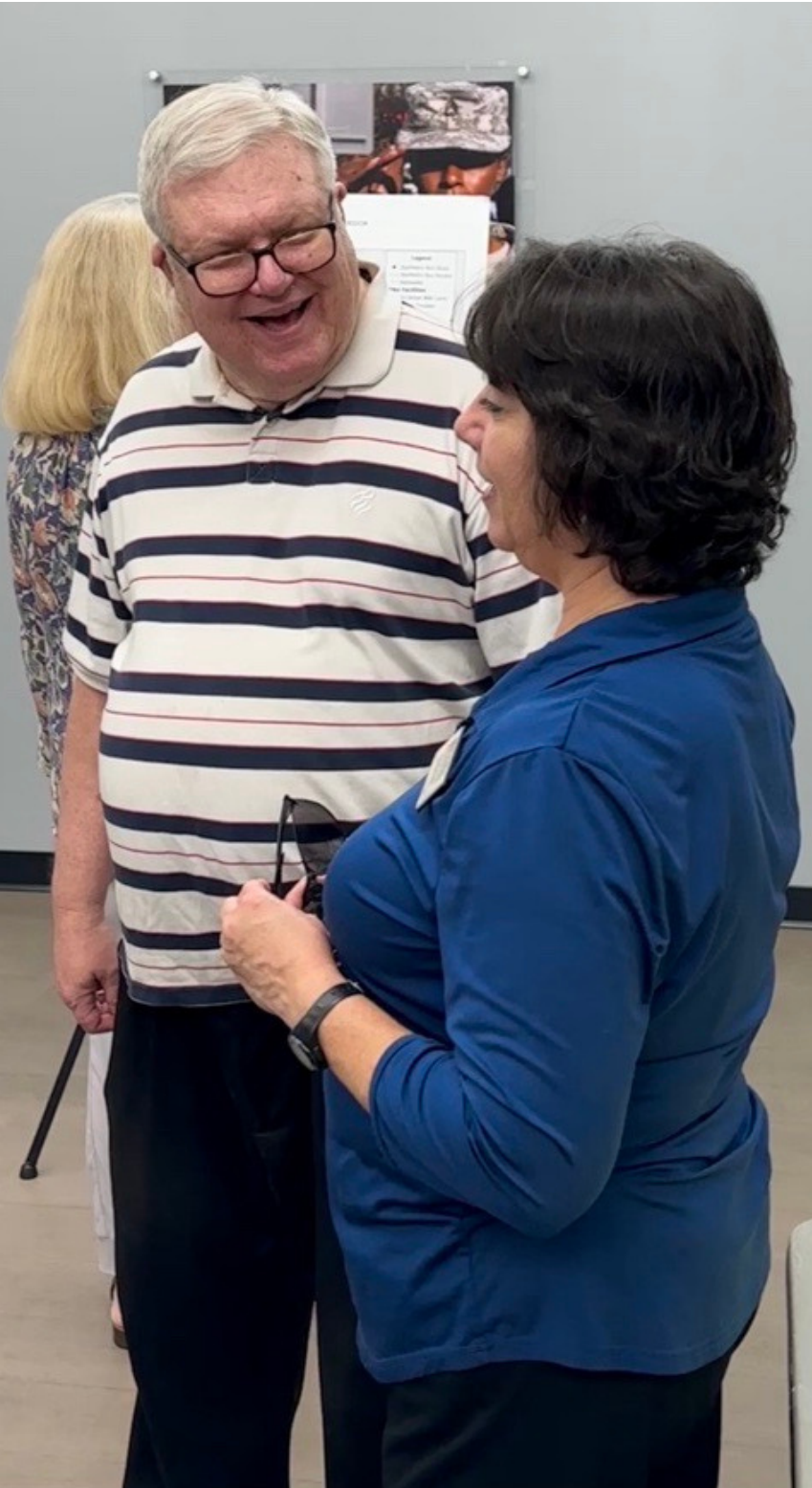


FINAL OPEN HOUSE

OCTOBER 5TH



REFLECT.



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STAKEHOLDER INTERVIEWS

The Planning Department identified 5 key stakeholders to interview as part of the North Monroe Corridor Charrette in order to obtain detailed, first-hand accounts from those who have a vested interest in the area. The selection of stakeholders was determined based on the need to have varied viewpoints and included the following:

- North Monroe Residents (2)
- Business Owner in Huntington Plaza
- Leon County School Administrator Working in the Corridor Area
- North Monroe Task Force Member



North Monroe Street in 1948 Floridamemory.com

CONTEXT & HISTORY

The development of North Monroe Street has coincided with patterns of growth in Leon County over the past 50 years. Prior to the construction of I-10 in 1974, Monroe Street north of the Centre at Tallahassee ("Tallahassee Mall") functioned as an arterial roadway, providing access to single-family subdivisions with associated low-density residential zoning, in addition to agricultural land uses.

Over time, an increasing number of commercial uses were developed along North Monroe Street. These included retail stores, large-acre shopping centers and malls, grocery stores, restaurants, financial institutions, offices, hotels, and gas stations and convenience stores.

As a result, North Monroe Street was adapted to serve the market demand for interchange-oriented businesses meeting the needs of travelers through North Monroe and Interstate-10, in addition to those who live and work in the North Monroe area. The growth of the corridor steadily continued until the 1990s when almost all of the property was developed for commercial uses.

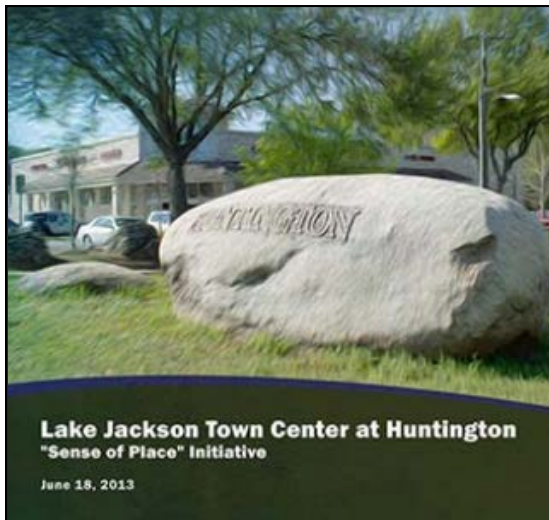
Today, the North Monroe Corridor serves as an important gateway into Tallahassee and acts as a regional transportation connector between the city center and the more suburban areas of northwest Leon County.

PREVIOUS PLANS

An overview of existing plans and resulting projects is included in the "Citizens' North Monroe Task Force 2021 Final Report - Findings & Opportunity"

HUNTINGTON SENSE OF PLACE PLAN

2013



NORTH MONROE CORRIDOR ACTION & MANAGEMENT PLAN

2016



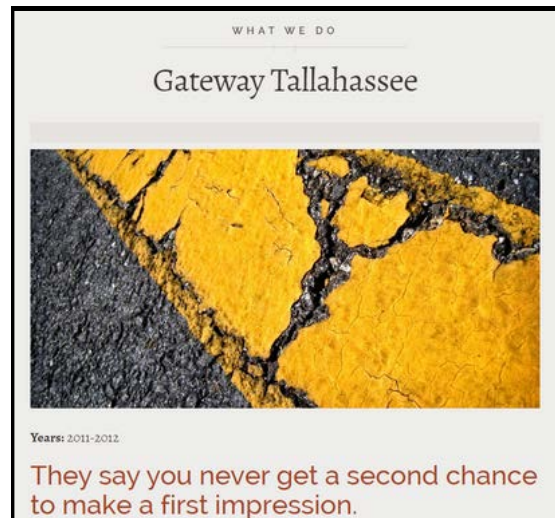
MONROE STREET ACCESS MANAGEMENT & LAKE ELLA IMPLEMENTATION STUDY

CRTPA 2012



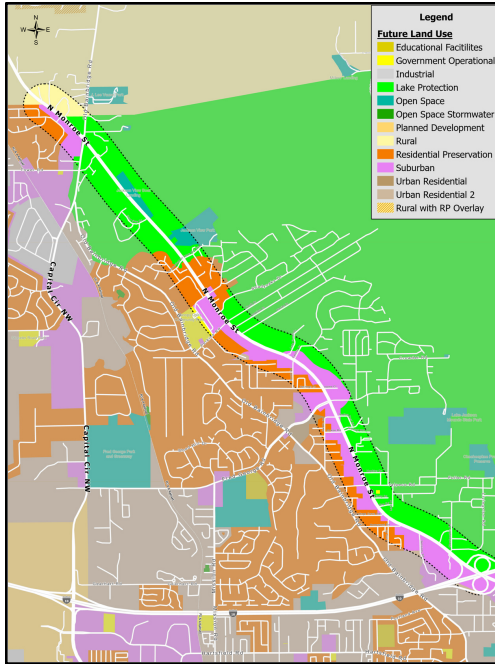
GATEWAY TALLAHASSEE

KCCI 2011-2012

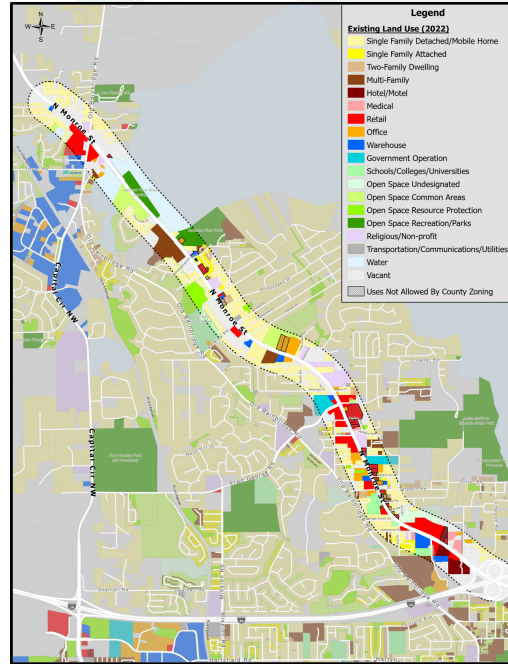


CONTEXT MAPS

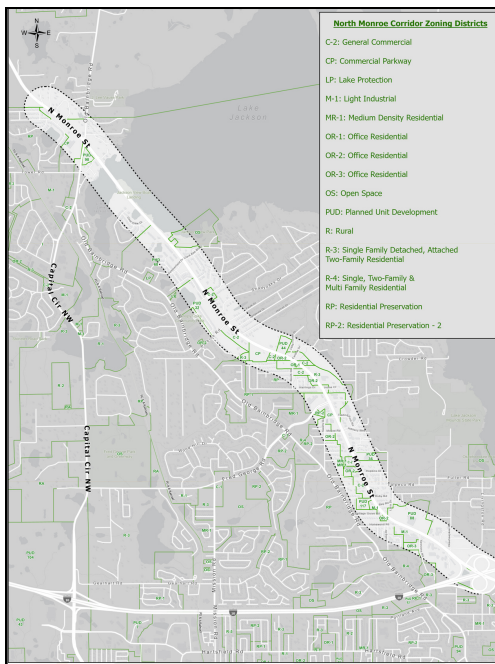
FUTURE LAND USE MAP



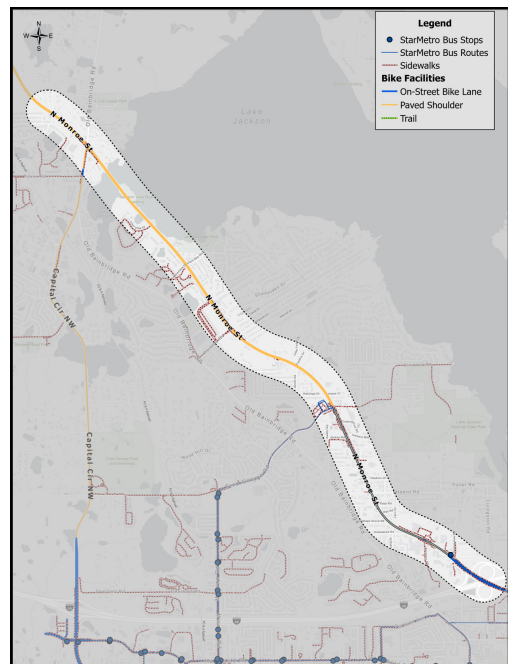
EXISTING LAND USE MAP



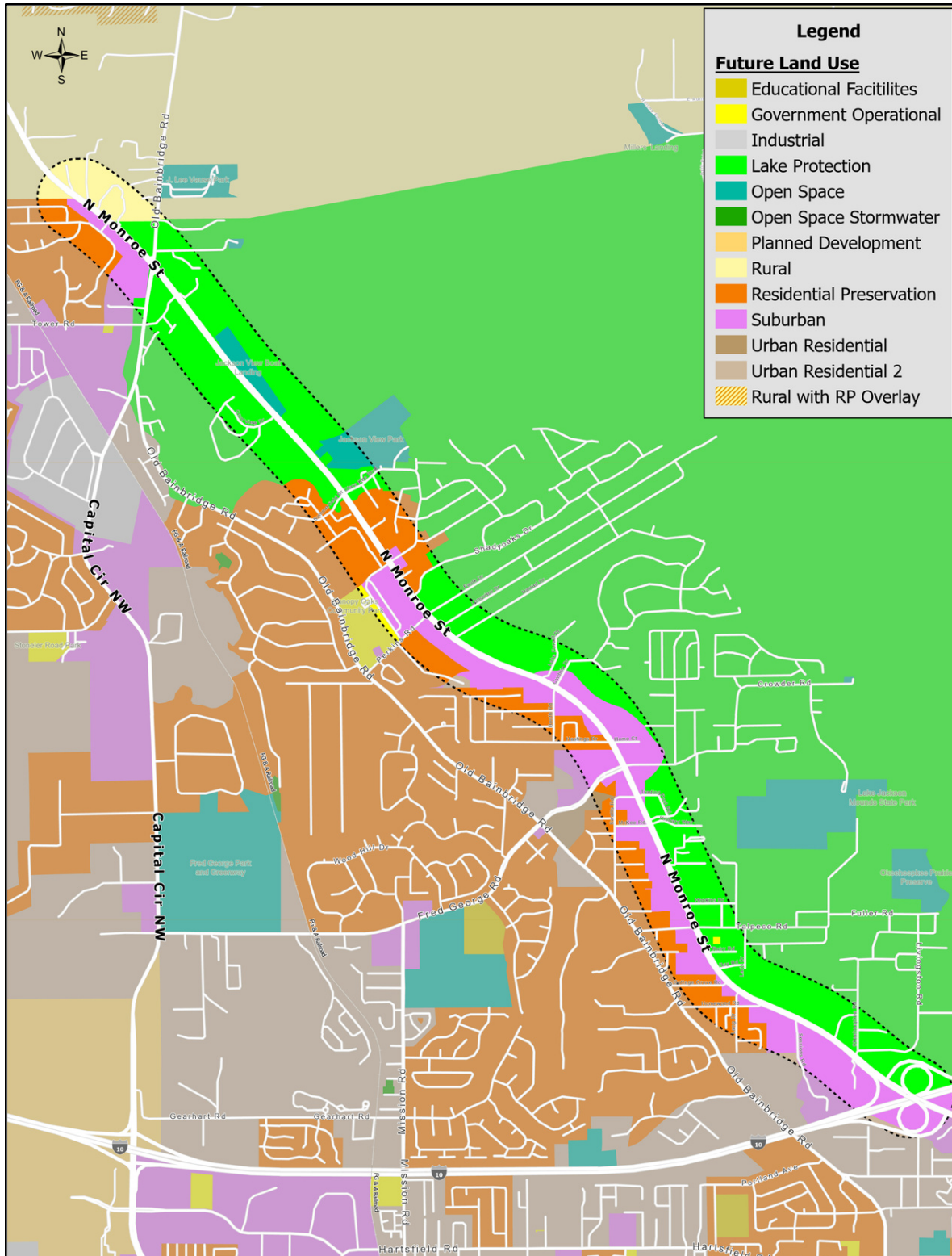
ZONING MAP



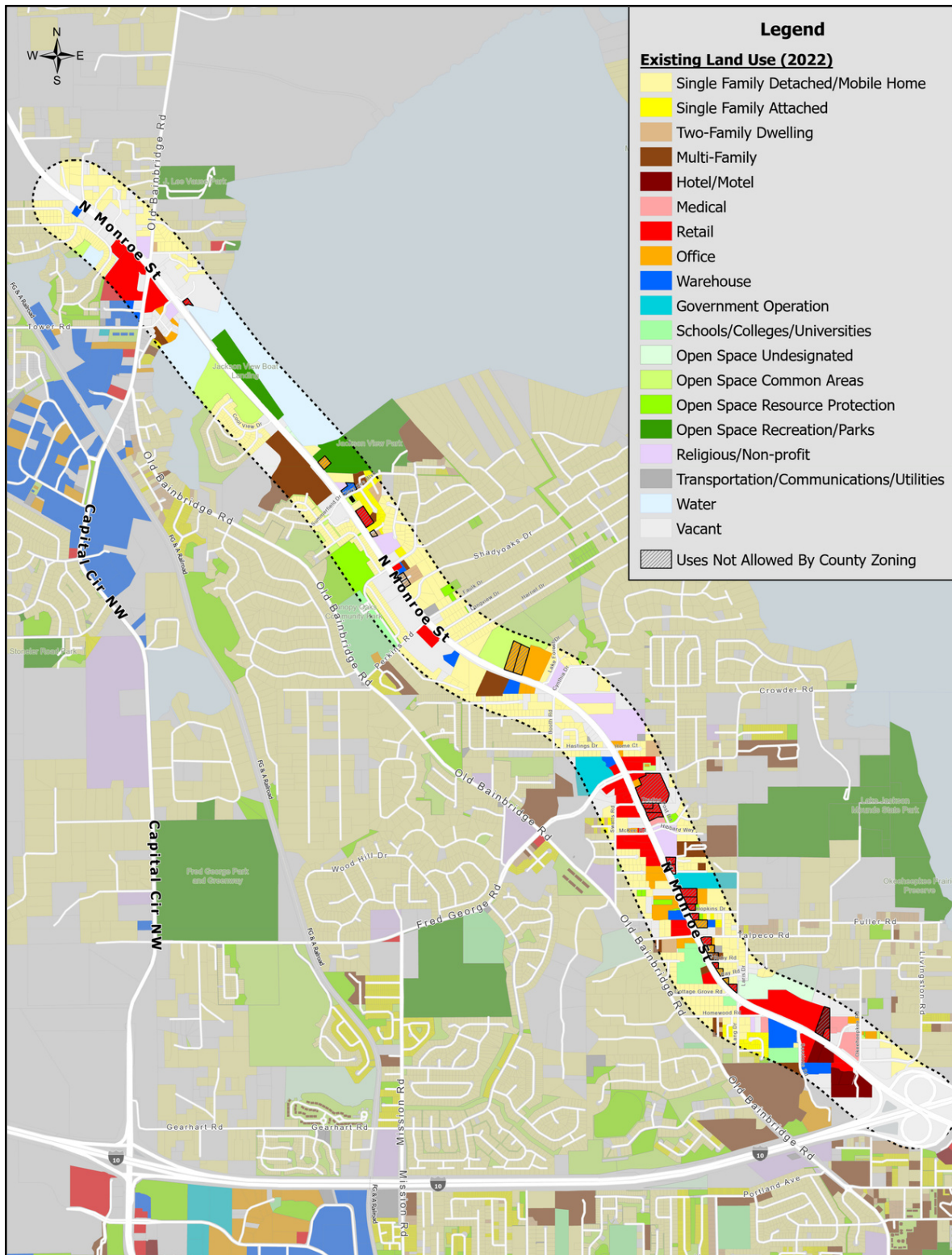
TRANSPORTATION MAP



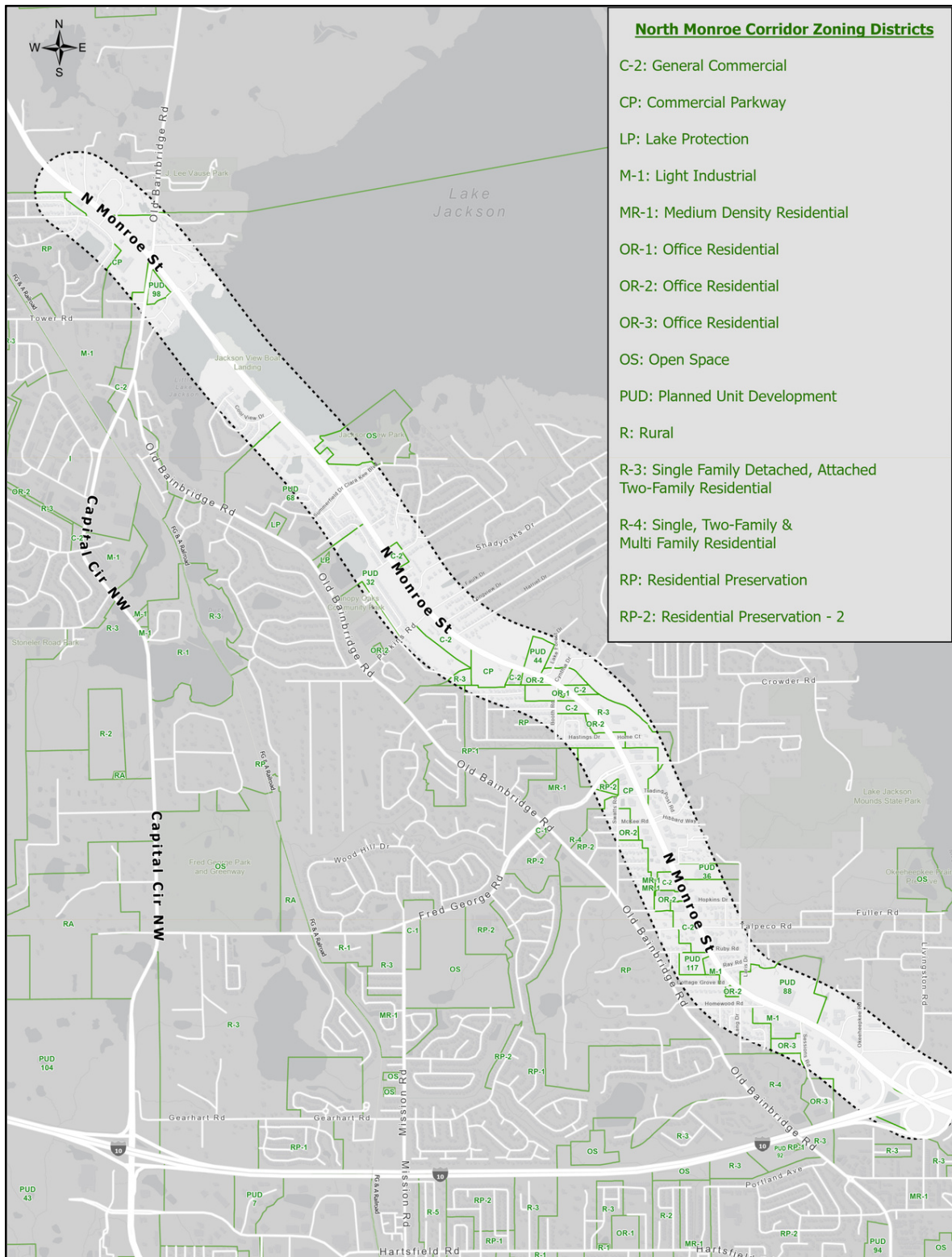
FUTURE LAND USE MAP



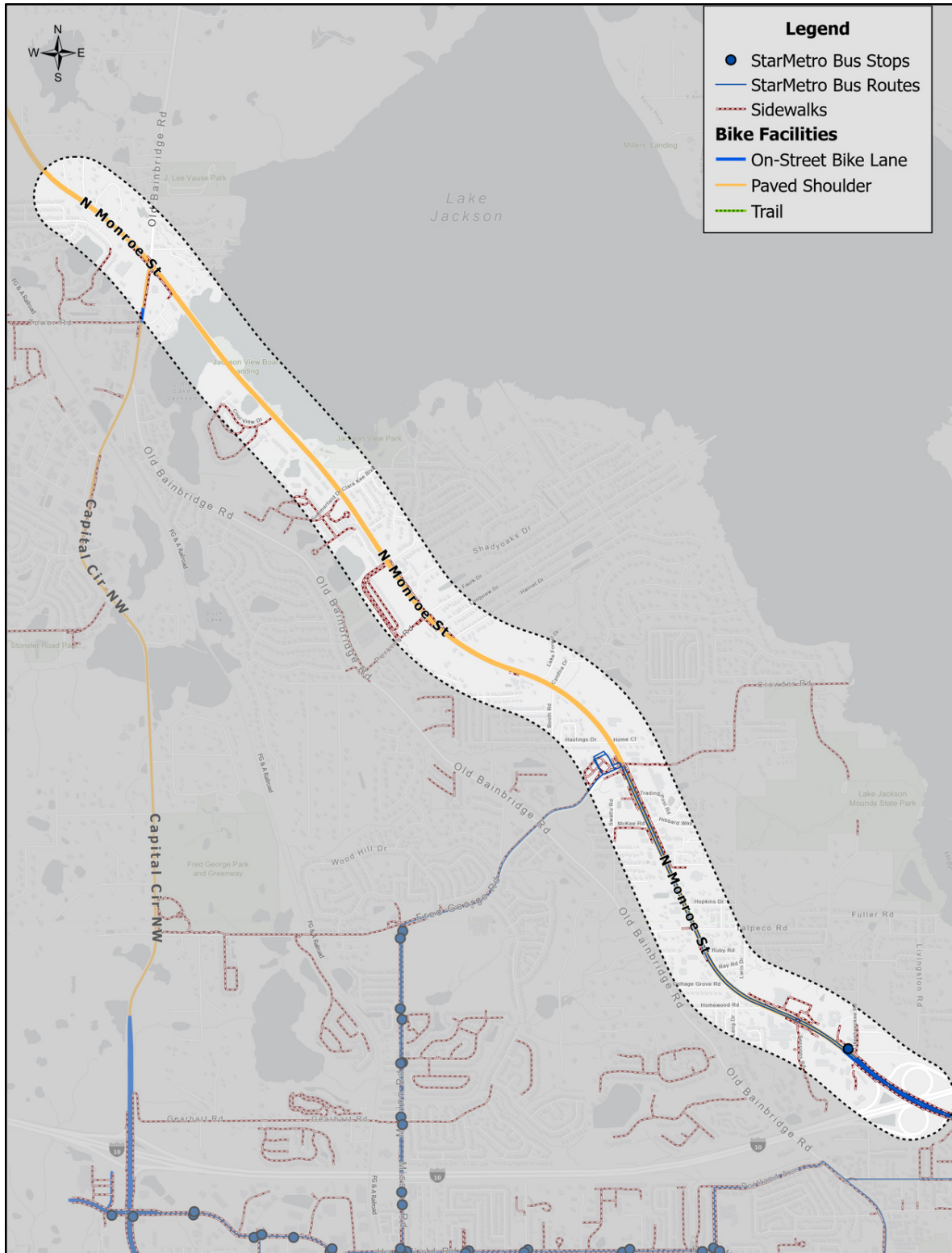
EXISTING LAND USE MAP



ZONING MAP



TRANSPORTATION MAP





PUBLIC FEEDBACK

NORTH MONROE CHARRETTE

Public feedback was received in multiple formats throughout the Charrette process, both online and in-person. What we heard during the public engagement was that stakeholders are focused on four areas of improvement: beautification, strengthening mobility, promoting quality development, and building upon existing natural amenities. The following section summarizes this feedback and evaluates how land planning plays a role in these focus areas.

FEEDBACK METHODS

Community Engagement.

Online	Online Survey June - Oct 2023
In-Person	Paper Copy Survey
In-Person	'Share Your Thoughts' Boards
In-Person	Stakeholder Interviews
In-Person	Mapping Exercises
Online	Email Responses



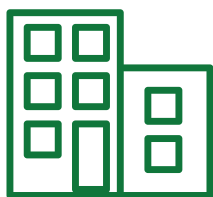
BEAUTIFICATION

Charrette participants and survey respondents identified corridor enhancements, such as maintenance and landscaping, as top priorities for improving North Monroe. They also identified the need to modernize buildings, signage, and landscaping.



MOBILITY

Mobility was a recurring theme throughout the charrette, as participants emphasized the need for additional sidewalks, trails, and transit options. They also recommended improving the safety and connectivity of existing sidewalk networks.



DEVELOPMENT

Participants noted a decline in the appearance of commercial buildings along the corridor, and sought redevelopment of these buildings for the long-term viability of the area. Some participants cited constraints that should be addressed in the existing Lake Protection land use standards as obstacles to redevelopment.



NATURAL AMENITY

Natural amenities on the corridor, such as mature growth oak trees, were identified as assets to the community; however, participants were also looking for ways to expand natural beauty through additional park space and enhanced landscaping.

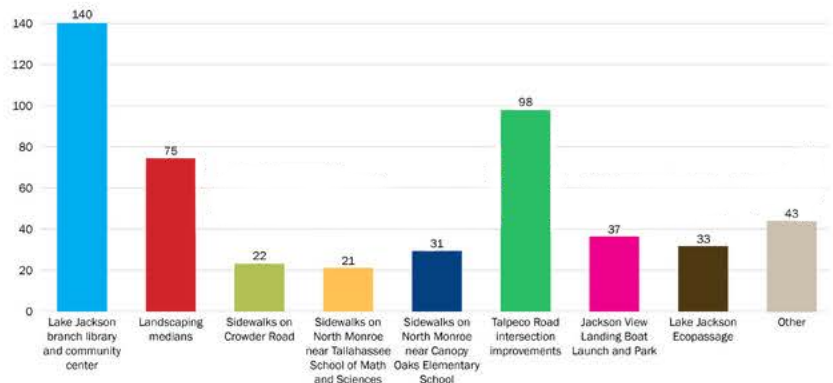
SURVEY RESPONSES

Survey responses were collected online through the North Monroe Charrette project website beginning July 5, 2023. Additional survey responses were collected in hard-copy at the community events. A total of 520 responses were received. Results of the survey were published on the Charrette website and are summarized below.

PART 1: LOOKING BACK

Question 1

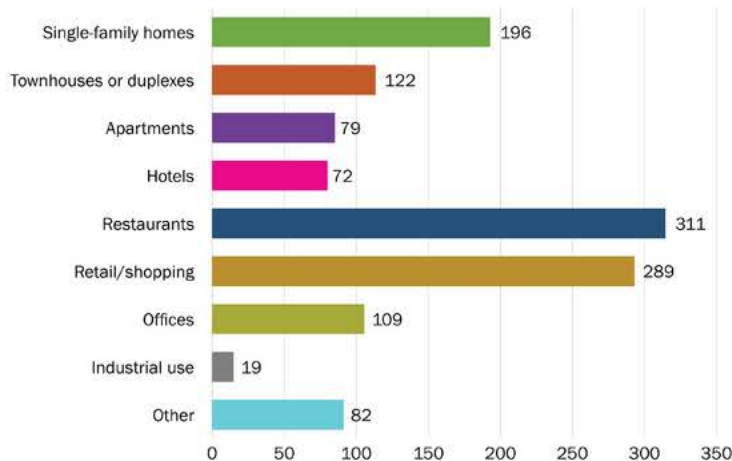
What previous improvement has had the biggest impact on enhancing the North Monroe Corridor north of Interstate-10?



PART 2: LOOKING FORWARD

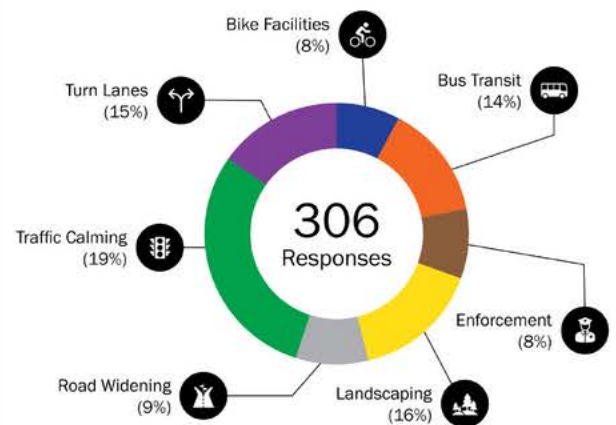
Question 2

Land Use: As private development or redevelopment occurs on North Monroe, what type of land use(s) would you like to see more of north of Interstate-10?



Question 3

Vehicular Transportation: Are there any transportation enhancements you would recommend to improve conditions for people driving on North Monroe Street north of Interstate-10?



'SHARE YOUR THOUGHTS...'



DISCUSSION BOARDS

Stakeholder feedback took many forms, including the collection of input directly relating to the corridor on the 'Share Your Thoughts' Discussion Boards. This allowed participants who were less likely to engage in mapping or the survey, an opportunity to provide open-ended feedback and to have their voices heard. Examples of the feedback received falls within the four categories of improvement.

'SHARE YOUR THOUGHTS...'



BEAUTIFICATION

- ENHANCE LANDSCAPING
- SHADE TREES ON SIDEWALKS
- SHADED BUS STOPS
- MORE FREQUENT MOWING AND EDGING OF MEDIANS AND PUBLIC RIGHT-OF-WAY ON N MONROE ST.
- PRESSURE WASH SIGNAGE
- BETTER MAINTENANCE OF STOREFRONTS
- REFRESH ROAD STRIPING
- SIGNAGE AT HISTORIC BUILDINGS AND LANDMARKS



MOBILITY

- IMPROVE SIDEWALK CONNECTIVITY
- PLAN FOR SIDEWALKS ON BOTH SIDES OF ROADWAYS
- ADD BIKE LANES ON N MONROE ST.
- ADD A MULTIUSE PATH PARALLEL TO N MONROE ST.
- ADD BUS SERVICE AND BUS STOPS FURTHER NORTH ON N MONROE ST.
- ADDRESS TRAFFIC CONGESTION AT INTERSECTIONS
- ADD STREET TREES TO CREATE A SAFETY BUFFER FOR PEDESTRIANS



DEVELOPMENT

- REDEVELOP VACANT PARCELS
- ADDRESS BLIGHTED PROPERTIES THROUGH MAINTENANCE OR REDEVELOPMENT
- ALLOW MIXED-USE, RESIDENTIAL, AND RETAIL
- ADD RESTAURANTS AND SHOPS
- ADD AFFORDABLE HOUSING OPTIONS
- ATTRACT DESTINATION AND ENTERTAINMENT USES FOR FAMILIES



NATURAL AMENITY

- ADD POCKET PARKS
- CREATE A COMMUNITY GARDEN
- CLEAN UP LAKE JACKSON AND REDUCE NOISE FROM AIR BOATS
- ADD TRAILS AND MEANDERING SIDEWALKS
- CREATE A DESTINATION PARK LIKE CASCADES
- ADD TENNIS AND BASKETBALL COURTS TO PARKS
- ADD A SPLASH PAD AND OTHER AMENITIES FOR KIDS
- CONTINUE LAKE JACKSON GREENWAY PROJECT

STAKEHOLDER INTERVIEWS

The Planning Department identified 5 key stakeholders to interview as part of the North Monroe Corridor Charrette in order to obtain detailed, first-hand accounts from those who have a vested interest in the area. The range of viewpoints and experiences of the interviewed stakeholders helped to create a balanced understanding of how stakeholders view and experience the corridor.



INTERVIEW HIGHLIGHTS

**North Monroe
Neighborhood
Resident**

Values **corridor character** and sees opportunities to beautify existing commercial areas and right-of-way to include branding and **sense of place** elements. Seeks additional destinations on the corridor with improvements to **pedestrian facilities**. Concerned about traffic and homelessness.

**Leon County School
Administrator Working
in the Corridor Area**

Appreciates the addition of **new commercial uses** along the corridor and **quality parks** and sidewalks around school areas. Looks forward to **aesthetic improvements** to dated buildings and additional sidewalks. Concerned about safety, stormwater management, and homelessness/panhandling.

**North Monroe
Neighborhood
Resident**

Interested in **redevelopment** with additional destination uses, improved **landscaping**, and **lot maintenance** of commercial properties. Supports additional **housing options**, including multifamily, and more sidewalks. Concerned about declining aesthetics, perceptions of crime, and school zones.

**Business Owner in
Huntington Plaza**

Primary concern is **safety**. Looking for opportunities to increase “eyes on the street” and reduce crime and transient presence at business entrances. Values quality park spaces, **sidewalks and landscaping**. Would like to see fewer auto-oriented uses on the corridor and more sidewalks and **community play areas** that are safe for families.

**North Monroe Task
Force Member**

Prioritizes **infrastructure investments** to the roadway and landscaping surrounding North Monroe St. Values **mixed-use redevelopment**, housing options, and **support for homeless individuals**. Sees opportunities to re-green parking lots and support pedestrian **mobility**.



INTERVIEW INSIGHTS

STRENGTHS

- COMMUNITY FACILITIES: LAKE JACKSON COMMUNITY CENTER AND LIBRARY; J. LEE VAUSE PARK
- NEW RESIDENTIAL DEVELOPMENT/HOUSING OPTIONS
- LARGE CANOPY TREES A DEFINING CHARACTER FEATURE

OPPORTUNITIES

- DESTINATION OR POCKET PARKS
- BUILDING FAÇADE ENHANCEMENTS
- ENHANCED AND BETTER MAINTAINED LANDSCAPING
- ADDITIONAL BUS ROUTES AND IMPROVED BUS STOPS
- ENHANCED CROSSWALKS
- MORE RESTAURANTS AND RETAIL
- INCREASE BIKE/PED SAFETY AND CONNECTIVITY

WEAKNESSES

- VACANT AND DILAPIDATED COMMERCIAL PROPERTIES
- LACK OF AMENITIES FOR KIDS
- AUTO-ORIENTED DEVELOPMENT PATTERN
- INCOMPLETE SIDEWALK NETWORK

THREATS

- LAND DEVELOPMENT REGULATIONS THAT RESTRICT REDEVELOPMENT
- UNHOUSED AND TRANSIENT POPULATION

WHAT WE HEARD

CHARRETTE MAPPING EXERCISE

The multi-day Charrette included several opportunities for stakeholders to engage with DesignWorks staff to help visualize areas of significance and opportunities for improvement along the corridor through interactive mapping exercises. The results included insights on how to improve North Monroe St. from those individuals who live, shop, and travel on the corridor.



VISUALIZING THE CORRIDOR

Throughout the Charrette, the Planning Department's DesignWorks team worked with stakeholders to visualize priority areas on the North Monroe corridor and identify areas of improvement. The results were insightful, and allowed our planning teams to better understand conditions and opportunities from the viewpoint of community members living, working, and frequenting business along the corridor.

COMMON THEMES



BEAUTIFICATION OF THE CORRIDOR: INCREASED ROADWAY AND RIGHT-OF-WAY MAINTENANCE, ENHANCED LANDSCAPING, MODERNIZED COMMERCIAL FACADES AND SIGNAGE, REDUCED VISUAL CLUTTER ALONG ROADWAYS



IMPROVE PEDESTRIAN CONNECTIONS WITH ADDITIONAL SAFETY FEATURES AND PROTECTIONS FROM VEHICLE TRAFFIC



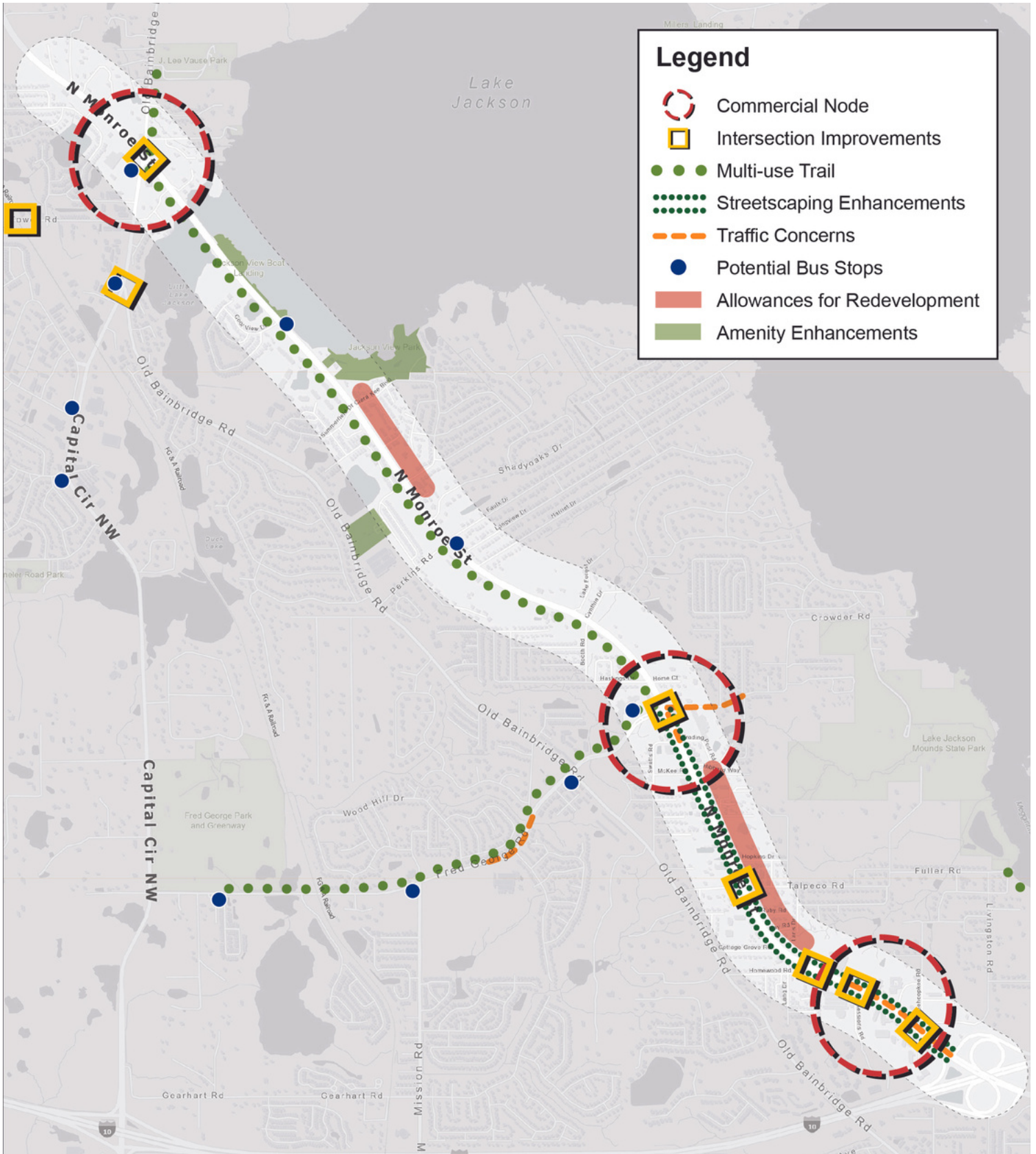
INCREASE ACCESSIBILITY TO PUBLIC AND NATURAL AMENITIES THAT THE AREA HAS TO OFFER, INCLUDING PARKS AND GREENWAYS



EXPAND MOBILITY OPTIONS TO INCLUDE MULTI-USE TRAILS AND PUBLIC TRANSIT OPTIONS



ACCOMMODATE GROWTH AND REDEVELOPMENT WHILE PRESERVING CHARACTER



WHAT STAKEHOLDERS WANT TO SEE MORE OF ON THE CORRIDOR

Consistent feedback from Charrette participants called for improvements to the aesthetics, mobility options, development opportunities, and natural amenities that enhance the existing corridor character and quality of life. Signs of progress are already visible and can be supported by future planning and projects.



LANDSCAPING AND SHADE
TREES IN PARKING AREAS



DEFINED PEDESTRIAN-
FRIENDLY CROSSINGS
AND SIDEWALKS ON
NORTH MONROE ST.



NEW COMMERCIAL
DEVELOPMENT AND
SHOPPING OPPORTUNITIES



CONTINUED INVESTMENT
IN PUBLIC PARK SPACES,
AND ADDITIONAL TRAILS
AND SHADE TREES



NEXT STEPS

NORTH MONROE CHARRETTE

Corridor Improvements

The North Monroe Charrette provided meaningful feedback from community stakeholders that donated their time and experience to guide future planning of the North Monroe Street Corridor. Since the Charrette, this feedback has been studied for opportunities to improve the corridor in ways that reflect community needs and values. The following analyses and recommendations are presented to assist elected officials in determining the path forward for investing in and shaping future growth along North Monroe.

- Land Use Analysis
- Beautification Opportunities
- Mobility Considerations
- Development Trends
- Implementation Recommendations

LAND USE MATTERS

In order to address stakeholder feedback regarding commercial property maintenance, building façade improvements, and redevelopment, a review of current land use policies and land development codes affecting the corridor were evaluated.

Future Land Use

The west side of North Monroe St. is primarily designated as **Suburban on the Future Land Use Map** of the Tallahassee-Leon County Comprehensive Plan. The Suburban Land Use category is intended to create an environment for economic investment or reinvestment through mutually advantageous placement of employment and shopping opportunities with convenient access to low- to medium-density residential uses. This development pattern allows residential development to include single- and multi-family housing types, up to 20 dwelling units per acre, as well as mixed-use retail, commercial, and office uses.

Properties on the west side of North Monroe St. can operate, improve, or redevelop as needed and maintain consistency with the Future Land Use policy.

The east side of North Monroe St. is primarily designated as **Lake Protection on the Future Land Use Map**.

The Lake Protection category is intended to ensure that development within the Lake Jackson drainage basin occurs in a sustainable and environmentally sound manner with minimal impact to water quality.

The Lake Protection Land Use allows residential density up to one dwelling unit per two acres. A residential density bonus may be allowed of up to two dwelling units per acre within developments designed as Clustered Subdivisions.

Commercial and office uses are not allowed in this future land use category, except at designated nodes:

- Highway 27 N & Sessions Rd
- Highway 27 N & Capital Circle NW/Old Bainbridge Rd
- Highway 27 N & Fred George Rd
- Bannerman Rd & Bull Headley

This means that no new commercial and office uses are allowed to develop. It also creates limitations on what changes or redevelopments that owners can do to improve and enhance the appearance of their existing commercial buildings and properties.

LAKE PROTECTION FUTURE LAND USE IMPACTS

The **Lake Protection Future Land Use category was written and applied with the first adopted Tallahassee-Leon County Comprehensive Plan in 1990**. It primarily impacts commercial and office properties located on the east side of North Monroe St.

Although the Lake Protection Future Land Use does not allow commercial and office uses, many structures supporting these uses exist today because they were constructed and operating prior to the adoption of the Comprehensive Plan and associated Lake Protection Future Land Use category.

Upon being designated Lake Protection, these existing businesses became legally non-conforming uses. This is also true for residential properties within the Lake Protection Future Land Use that exceed one unit per two acres.

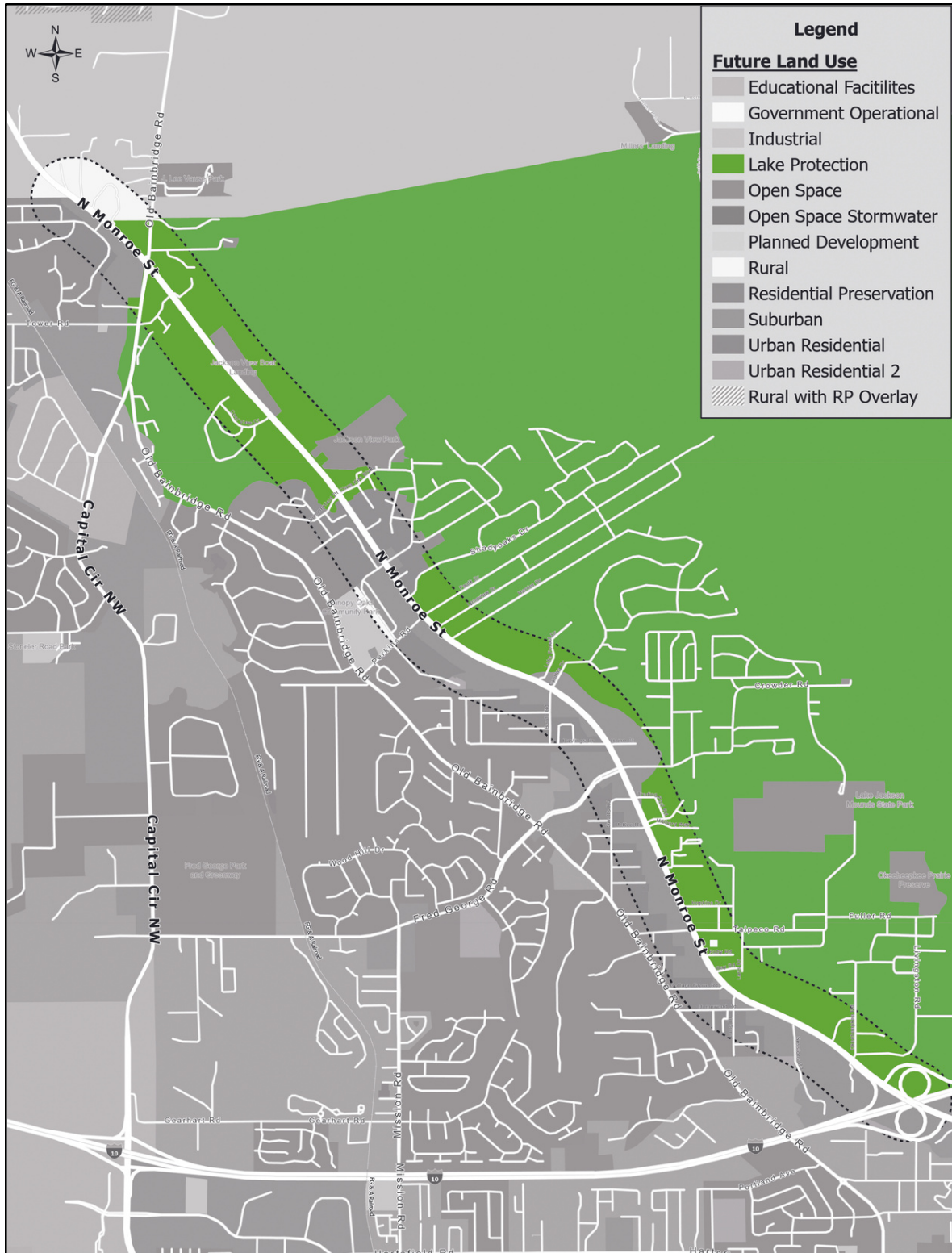
Legally Non-Conforming

For those pre-existing properties with legally non-conforming status, the property owners may continue to operate as-is, but often have difficulty obtaining permitting for improvements to their properties. Financing can also be difficult to obtain for non-conforming properties.

The result is that these properties may decline over time until they are no longer operable. Owners may sell or redevelop the property, but only in conformance with the Future Land Use Category. The unintended consequence is that properties remain stagnant and unimproved for extended periods of time, resulting in a declining aesthetic on the corridor.

While the Lake Protection Future Land Use Category has been an important regulatory tool to prevent degradation and improve water quality at Lake Jackson, it does create barriers to the improvement and redevelopment of commercial properties on the east side of North Monroe St.

LAKE PROTECTION LAND USE





BEAUTIFICATION OPPORTUNITIES

IMPROVING AESTHETICS AND HONORING SENSE OF PLACE

Public Projects

Aesthetic improvements to North Monroe will include investments into the public realm, such as median and landscaping updates to the public right-of-way and common areas on North Monroe St.

Redevelopment

Many of the older commercial buildings and shopping centers on North Monroe St. are ripe for redevelopment, which will introduce new uses and facade improvements sought after by community stakeholders. To make this happen, land use restrictions that prevent redevelopment need to be addressed.

Natural Amenities

The North Monroe Corridor has a unique character, defined by mature trees and lake front views that set J. Lee Vause Park and similar recreation areas apart from others in Leon County. The addition of green spaces to future development in these areas to supplement the existing Leon County parks will help to grow the quality of life in this area.

MOBILITY CONSIDERATIONS

Complete the Sidewalk Network

Sidewalks on North Monroe St. have been constructed in phases, leaving gaps in the network. A significant opportunity exists to develop the sidewalk network on North Monroe St. to link existing segments will improve accessibility and connectivity.

Expand Bus Routes and Add Bus Shelters

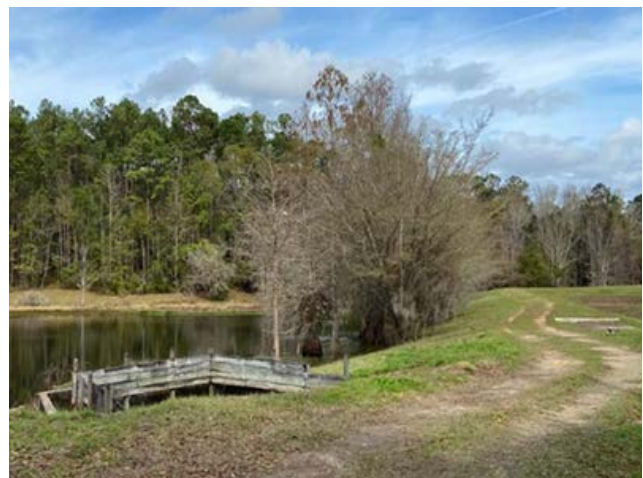
Bus service is provided by the City of Tallahassee's StarMetro transportation system and currently extends as far north as Huntington Plaza. Expansion of the bus service outside the City limits requires coordination with the City of Tallahassee. The addition of bus shelters on the existing route creates opportunities to enhance user comfort and safety.

Add Multiuse Trails for Transportation and Recreation

The addition of multiuse trails are complementary to the aesthetics and natural amenities of the corridor. Current plans for the Lake Jackson Greenway Project will help to realize this request from the community stakeholders.

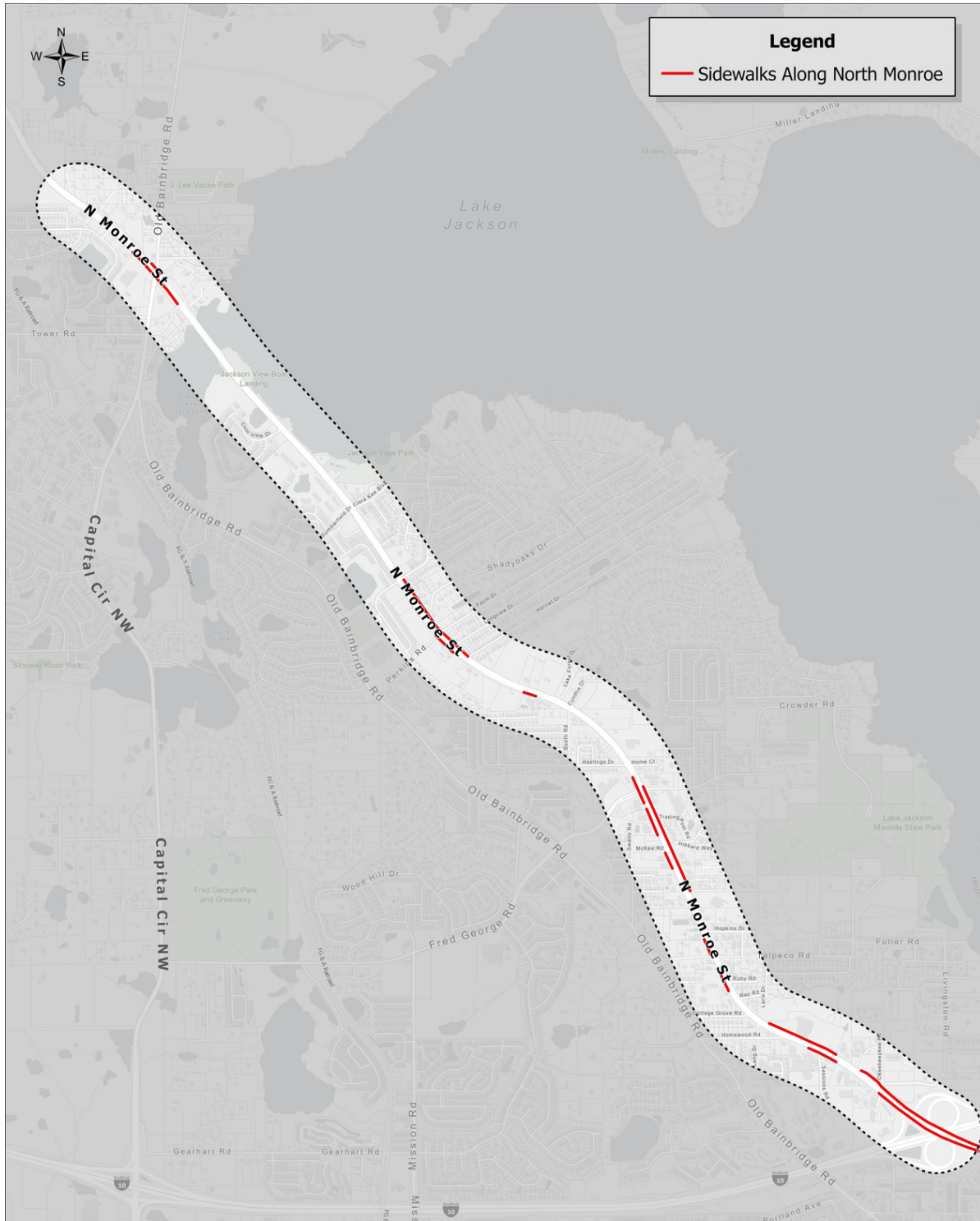
PROJECT SNAPSHOT: Blueprint IA Project

The **Lake Jackson Greenway Project** will create a 5.1-mile multimodal connection from Lake Ella to Lake Jackson Mounds Archaeological State Park. This project will provide connectivity to neighborhoods and several existing parks through sidewalks, on-street cycle routes, and shared-use paths for bicyclists, pedestrians and other non-motorized users. The Lake Jackson Greenway Project will improve the safety and connectivity of pedestrians and cyclists.



SIDEWALK NETWORK

There are currently **33,682 linear feet of sidewalks** in the North Monroe Corridor study area, reflecting a **25.7% coverage area** of sidewalk facilities. Existing sidewalks make up 22.1% coverage on the west side and 29.3% coverage on the east side of North Monroe St.



NEXT STEPS

DEVELOPMENT TRENDS

Zoning and Land Use

The feedback from community stakeholders during the Charrette indicates a need for new development and aesthetic improvements to the commercial areas along North Monroe St. The first step in promoting private investment of commercial areas is to reduce the indirect impacts of the **Lake Protection Future Land Use category** on legally non-conforming uses that has negatively affected property maintenance and redevelopment.

Private Developments

New residential development and commercial shopping areas at the north end of the study area, such as Summerfield and the Oak Valley Shopping Center, bring new life to the corridor. These, in addition to the newly constructed Lake Jackson ER, bring much needed uses and modern aesthetics to the corridor. Future considerations include ensuring a balance of investment so that land use policy doesn't concentrate private development in certain areas, such as the west side of North Monroe St., at the expense of residents and business owners on the east side.

Public Projects

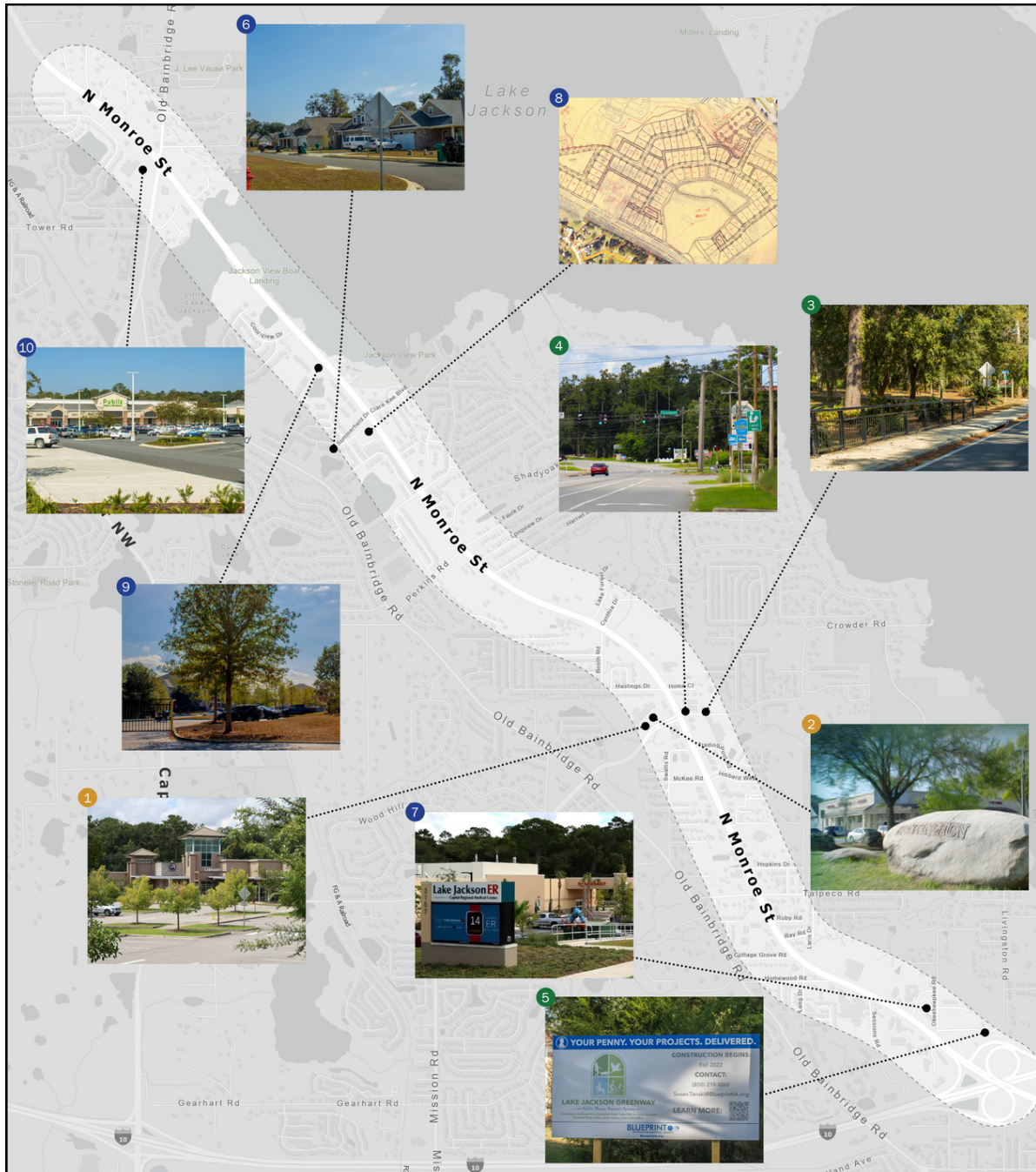
Additional sidewalks and intersection improvements are ongoing and greatly supported by the Charrette participants. Expansion of these efforts are recommended for future public investment.

LAND USE AND ZONING CONSIDERATIONS

Vision 2025: Tallahassee-Leon County Comprehensive Plan Land Use & Mobility Update

This active project, led by the Tallahassee-Leon County Planning Department, looks at land use policy county-wide. With the support of a consultant team, this project creates opportunities to evaluate the effectiveness of the Lake Protection Land Use Category and develop recommendations that balance the environmental protection intent of the policy, while eliminating barriers to investment.

PUBLIC AND PRIVATE INVESTMENTS MAP



Scan QR code to view Story Map

PREVIOUS EFFORTS

1. Expansion of the Lake Jackson Branch Library 2012
2. Huntington Sense of Place Plan 2013

PUBLIC INVESTMENTS

3. Crowder Road Sidewalk
4. Intersection Improvement at Intersection of North Monroe and Crowder Road
5. Lake Jackson Greenway

PRIVATE INVESTMENTS

6. Summerfield Development
7. Lake Jackson ER
8. Shoppes at Summerfield
9. Arbor Landing Development
10. Oak Valley Shopping center

NORTH MONROE CORRIDOR

A CAPITAL GATEWAY

IMPLEMENTATION

Implementation of the North Monroe Charrette Findings requires coordination between various governmental agencies and community partners. The following recommendations are narrow and focused to identify immediate and feasible strategies for corridor improvement among various entities.

Recommendations for Continued Corridor Improvement

A. Invest in Public Infrastructure

Create a budgeted infrastructure project to expand and connect the existing sidewalk network on North Monroe St. and enhance pedestrian crossings, landscaping, and medians with the purpose of beautifying the corridor and creating safe pedestrian mobility and access to homes and businesses.

B. Remove Barriers to Commercial Property Investment

Utilize the existing Comprehensive Plan Land Use and Mobility Element Update Project to identify alternatives to the Lake Protection Future Land Use category that meet the intent of environmental conservation while allowing for redevelopment.

C. Identify Opportunities to Promote the Unique Sense of Place

Expand existing natural amenities and park options, while also recognizing significant and historic structures on the corridor.

D. Enhance Transit Options

Identify methods of providing additional bus service and bus stops on North Monroe St. that extend beyond the City limits to service additional neighborhoods and shopping areas.



For questions about this report, please contact the Tallahassee-Leon County Planning Department at (850) 891-6400; planning@talgov.com or visit the North Monroe Corridor website at: <https://www.leoncountyfl.gov/northmonroe>

ANALYSIS

Invest in Public Infrastructure

The Blueprint IA Board is currently considering a substantial amendment to expand the North Monroe Gateway project to include additional areas north of Interstate-10 that overlap with the study area for the North Monroe Corridor Charrette. Providing the North Monroe Corridor Charrette Final Report to Blueprint ensures the community input gathered are incorporated into the current and future work on their North Monroe Gateway project.

Action Item *Provide the North Monroe Charrette Final Report to Blueprint for consideration with the North Monroe Gateway project.*

The Capital Regional Transportation Planning Agency is currently developing the North Monroe Street Safety Implementation Plan and may apply for Safe Streets and Roads for All (SS4A) funding. The CRTPA project team is aware of the North Monroe Corridor Charrette and has indicated that the Final Report is beneficial to its efforts. With Board action on this Final Report, staff will collaborate further with CRTPA toward identifying new safety improvements and projects they can implement aligned with the findings of the Final Report.

Action Item *Provide the North Monroe Charrette Final Report to the Capital Region Transportation Planning Agency to discuss potential Safe Streets and Roads for All funding options for further safety improvements on North Monroe Street.*

Remove Barriers to Commercial Property Investment

As directed by the Board and City Commission, a consultant team is currently conducting data analysis and community engagement to support updates to the Land Use and the Mobility Elements of the Tallahassee-Leon County Comprehensive Plan. Many of the comments received from the public regarding land uses, development, and redevelopment along the corridor would be topics addressed by the updates to the Land Use and Mobility Elements. Collaboration with the consultant team would communicate the community's support for land use policies that promote quality growth on the North Monroe Street Corridor.

Action Item *Provide the North Monroe Corridor Charrette Final Report to the consultant for the Land Use and Mobility Element update to the County/City Comprehensive Plan.*

ANALYSIS

Remove Barriers to Commercial Property Investment

Numerous comments received during the charrette expressed a desire to see private reinvestment and redevelopment of existing shopping centers in the study area. To determine how reinvestment and redevelopment could be further encouraged or incentivized, a further evaluation is needed to compare existing conditions, current allowable development under the current land development regulations, and opportunities for future regulatory modifications that may stimulate redevelopment aligned with the findings of the Final Report. Staff is prepared to conduct this review, as detailed in "next steps," below. This evaluation would identify potential barriers or disincentives for private redevelopment (to meet finding of the Final Report) under the current land development regulations, and would identify potential solutions and updates to the land development regulations (such as increasing allowable densities and intensities, adjusting setbacks, allowing additional uses, etc.) to support private reinvestment in or redevelopment of existing shopping centers that may benefit from private reinvestment.

Action Item

Have DesignWorks division of the Planning Department conduct an analysis of at least three existing shopping centers on North Monroe Street between Interstate-10 and Capital Circle NW to compare the existing development to potential private redevelopment opportunities. This analysis would identify potential barriers to private redevelopment, opportunities to incorporate the input received from citizens through the charrette process, and potential land development code updates that may encourage private redevelopment.

Throughout the charrette process, the project team received community input about what land uses are desired by the community along the North Monroe Corridor. This action item would be completed by having Planning staff conduct an analysis of the different zoning districts that are in place along the North Monroe Corridor between Interstate-10 and Capital Circle NW. The analysis would compare the uses permitted by these zoning districts to the uses desired by the community. This analysis could identify the need to update existing zoning districts, establish new zoning districts or zoning overlays, or support the rezoning of properties on North Monroe Street.

Action Item

Evaluate the desired uses from the community as compared to allowed uses based on zoning along the North Monroe between Interstate-10 and Capital Circle NW.

ANALYSIS

Identify Opportunities to Promote the Unique Sense of Place

Input received during the charrettes indicated a community desire to identify opportunities to promote a sense of place along the North Monroe Corridor. Historic and archeological resources along the corridor offer opportunities to promote the sense of place. Planning staff in collaboration with the Tallahassee Trust for Historic Preservation would work to identify historic and archeological resources along the North Monroe Corridor and identify strategies to leverage them for placemaking. These strategies could include informing the owners or managers of these historic resources of the process and benefits to obtaining a local historic designation (the Historic Preservation Overlay), the process and benefits of being listed on the National Register of Historic Places, and opportunities through the Florida Department of State's Florida Historical Marker program. As historic resources are identified and marked with signage, they can be leveraged to promote and attract visitors to North Monroe Street.

Action Item

Identify historic locations along the North Monroe Corridor and evaluate options for providing interpretive signage at these locations.

This action item builds upon the multitude of existing park amenities, such as the trails and outdoor amenities, boat landings, and ball fields at the many Leon County Parks in North Leon County that are proximate to the North Monroe Street corridor. During the charrette, events were held at Canopy Oaks Community Park, Parwez Alam Park, and J. Lee Vause Park. The area parks, boat landings, Lake Jackson Branch Library, and Lake Jackson Community Center all contribute to a high quality of life on North Monroe Street and the surrounding neighborhoods. During the charrette process, community input indicated potential additional amenities, such as community gardens, was desired. For this action item, the Office of Resource Stewardship would evaluate the existing amenities at the numerous parks in North Leon County, determine the feasibility of additional amenities, and seek grants, community partnerships, and other funding opportunities to enhance these community assets.

Action Item

Continue investment in Leon County Park amenities along and adjacent to the corridor and evaluate opportunities for additional amenities at parks in the future.

ANALYSIS

Identify Opportunities to Promote the Unique Sense of Place

As noted previously, North Monroe Street has numerous community assets including archeological sites, community parks, boat landings, and more. Many of these assets were highlighted throughout the charrette process. There are opportunities to continue highlighting these assets, that exist near a primary gateway to Leon County, to both the broader community as well as to visitors. Leon County Community and Media Relations (CMR) and the Leon County Division of Tourism (Visit Tallahassee) can feature the natural beauty of the North Monroe Corridor, including the mature tree canopy and waterfront parks, when sharing community updates, news items, and developing marketing collateral. These amenities could also be identified on the North Monroe website at LeonCountyfl.gov/NorthMonroe.

Action Item

Strategize ways to promote the Corridor's unique character and natural amenities to the broader community.



Parwez Alam Park at Okeeheepkee Prairie Preserve

ANALYSIS

Enhance Transit Options

Transit was a major theme in the input received during the charrettes. While there are many benefits to enhancing transit, there is also a need to coordinate with transit providers including StarMetro and Big Bend Transit. Transit improvements would also come with a financial cost to Leon County. This action item establishes a benchmark for future data-driven evaluations of transit improvements along North Monroe Street. This action item would collect current ridership data from StarMetro as a means to establish a benchmark to which future conditions could be compared. As other improvements are made along North Monroe Street, including improvements to existing transit stops, the construction of sidewalks, and land use changes, ridership data would be collected from StarMetro and compared to this benchmark. If a notable increase in ridership or any significant trends are identified in the data analysis, further coordination and analysis would be conducted to evaluate the feasibility additional transit improvements on the corridor.

Action Item

Benchmark transit ridership data for comparison to future conditions following improvements to transit stops and sidewalk improvements.

Because North Monroe Street is a state-highway, transportation improvements to the corridor are coordinated with the Florida Department of Transportation. As the region's metropolitan planning organization, the CRTPA serves as the liaison between the local government and the State. As noted in Action Item #2 above, CRTPA is currently developing the North Monroe Street Safety Implementation Plan and may apply for Safe Streets and Roads for All (SS4A) funding. In addition to this study, CRTPA updates the Regional Mobility Plan, the local long-range transportation plan, the Safe Routes to Schools studies, bicycle and pedestrian master plans, trails plans, area other transportation plans and programs. By coordinating with CRTPA, many of the improvements identified through the charrette process and in the Final Report can be incorporated into these plans and programs to enhance eligibility for state and federal funding for new projects as well as, or in addition to, the SS4A opportunity.

Action Item

Coordinate with Capital Region Transportation Planning Agency to request that North Monroe Street improvements be included in future updates to the Regional Mobility Plan or other transportation plans where appropriate.

NORTH MONROE CORRIDOR

A CAPITAL GATEWAY

ACTION ITEMS

A. Invest in Public Infrastructure

1. Provide the North Monroe Charrette Final Report to Blueprint for consideration with the North Monroe Gateway project.
2. Provide the North Monroe Charrette Final Report to the Capital Region Transportation Planning Agency to discuss potential Safe Streets and Roads for All funding options for further safety improvement on North Monroe Street.

B. Remove Barriers to Commercial Property Investment

3. Provide the North Monroe Corridor Charrette Final Report to the consultant for the Land Use and Mobility Element update to the County/City Comprehensive Plan.
4. Have DesignWorks division of the Planning Department conduct an analysis of at least three existing shopping centers on North Monroe Street between Interstate-10 and Capital Circle NW to compare the existing development to potential private redevelopment opportunities. This analysis would identify potential barriers to private redevelopment, opportunities to incorporate the input received from citizens through the charrette process, and potential land development code updates that may encourage private redevelopment.
5. Evaluate the desired uses from the community as compared to allowed uses based on zoning along the North Monroe between Interstate-10 and Capital Circle NW.

C. Identify Opportunities to Promote the Unique Sense of Place

6. Identify historic locations along the North Monroe Corridor and evaluate options for providing interpretive signage at these locations.
7. Continue investment in Leon County Park amenities along and adjacent to the corridor and evaluate opportunities for additional amenities at parks in the future.
8. Strategize ways to promote the Corridor's unique character and natural amenities to the broader community.

D. Enhance Transit Options

9. Benchmark transit ridership data for comparison to future conditions following improvements to transit stops and sidewalk improvements.
10. Coordinate with Capital Region Transportation Planning Agency to request that North Monroe Street improvements be included in future updates to the Regional Mobility Plan or other transportation plans where appropriate.



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