



Orange Avenue

Corridor and Orange Ave. Apartments Transformation Plan

This Transformation Plan has been developed with and for the Tallahassee Housing Authority



Tallahassee, Florida

April 27th, 2018



TABLE OF CONTENTS

| | |
|---|----|
| THE TEAM | 1 |
| 1. EXECUTIVE SUMMARY | 3 |
| 2. SITE INTRODUCTION | 11 |
| 3. COMMUNITY PROFILE | 21 |
| 4. WORKSHOPS AND COMMUNITY ENGAGEMENT | 35 |
| 5. ORANGE AVENUE CORRIDOR VISION | 47 |
| 6. PROPOSED ORANGE AVENUE APARTMENT REDEVELOPMENT | 53 |

THE TEAM



Community Planning

Brenda Williams
Tallahassee Housing Authority
 Tallahassee, FL
 Tel: 850-385-6126
<http://www.tallha.org/>
 brenda@tallha.org



Community Planning

W. Brian Keith AIA/AICP/LEED AP
JHP Architecture/Urban Design
 Dallas, TX
 Tel: 214-363-5687
www.jhparch.com
 bkeith@jhparch.com



Housing Developer

Ray Kuniansky
Columbia Residential
 Atlanta, GA
 Tel: 404-419-1435
www.columbiare.com
 rkuniansky@columbiare.com



Advisor

Kathleen R. Brownlee
Purpose Built Communities
 Atlanta, GA
 Tel: 404-591-1400
www.purposebuiltcommunities.org
 kbrownlee@purposebuiltcommunities.org



Advisor

Richard Darabi
Moore Bass Consulting
 Tallahassee, FL
 Tel: 850-222-5678
<http://www.moorebass.com/>
 rdarabi@moorebass.com



Advisor

Joseph Earp
Affordable Housing Consulting, LLC
 1222 Braemore Way
 Tallahassee, FL 32308
 Tel: (850) 509-1653
 joe@affordablehousing.onmicrosoft.com

ACKNOWLEDGEMENTS

The following plan is the result of countless hours of conversations, meetings, and planning sessions. We are incredibly indebted to the residents of the Orange Avenue community and especially the residents of the Orange Avenue Apartments who have offered their time, wisdom, and energy to this process from the very start. Every opportunity to be involved was taken by the residents and always without complaint. The residents opened their homes to us, offered extensive information through our survey, and even took on facilitating numerous sessions for this outcome.

We also want to thank both the Tallahassee Housing Authority, Columbia Residential, and the other redevelopment partners. These entities all brought a level of professionalism to this process that is unparalleled.

Our planning team deserves acknowledgement for their ability to play to strengths and work together. Rarely do you find a City, Housing Authority, and Residents willing to put all else aside and work for the good of Tallahassee and the good of the South Side. There were many organizations that offered their expertise. Without these organizations we would not have such an extensive transformative and redevelopment plan. Purpose Built Communities, Moore Bass Consulting, and Affordable Housing Consulting each contributed enormous amounts of intellectual capacity and passion to this project. Special thanks to the following entities:

- US Department of Housing and Urban Development
- The Orange Avenue United Tenants Association
- Choice Neighborhood advisory board
- Elected officials
- City of Tallahassee and the County of Leon staff
- Tallahassee Police Department
- Tallahassee Housing Authority board
- All the Residents of Orange Avenue and the surrounding Neighborhoods

Lastly, we must acknowledge the dozens of people who spent time on committees and put in the hours thinking, researching, and determining what strategies might be the best of the Orange Avenue Community.



EXECUTIVE SUMMARY 1

EXECUTIVE SUMMARY

On September 21, 2016 the Tallahassee Housing Authority issued a Request for Qualifications (RFQ #160003) for a Developer Partner for the proposed redevelopment of Orange Avenue Apartments and a corridor study of Orange Avenue between South Monroe and Blair Stone Road. Columbia Residential formed a team consisting of Columbia Residential and its subsidiaries, Columbia Residential Property Management, JHP Architecture/Urban Design, Moore Bass Consulting, Affordable Housing Consulting LLC, Broad and Cassel, and PCSG, Inc. The team entered into a contract to ultimately provide a site plan specific to the Orange Avenue Apartment site as well as develop a vision for the corridor. The intent is to complete the plan and move into implementation as quickly as possible. This was to be accomplished through six months of community engagement. The goal of this community engagement was to inform, develop a plan and receive feedback. All of this was to be accomplished through a six-month process with the community that informed and developed a plan. In addition, the City and County came together around affordable housing and formed a task force that selected the Orange Avenue re-development as its primary investment. This coordination of the City and County will help move the project forward faster. Finally, Purpose Built Communities was invited to make a presentation to the Tallahassee community regarding their Education, Healthcare, Housing, Philanthropy model which has resulted in Purpose Built Communities supporting work in the corridor and participating in some of the workshops. The following summarizes the engagement process and the report provides the results.

The engagement process included several steps of gathering information. The team focused on three primary things: Listen-Learn-Advise. Our goal was to listen to everyone, learn from their observations, discuss community needs, and advise based on what would be acceptable in order to keep the ultimate plan possible. In an effort to include as many residents as possible throughout the entire process we held at least one workshop at the Oliver Hill Community Center on the Orange Avenue Apartment site each month. In addition the Tallahassee Housing Authority Board held its meetings when we reported on progress at the Oliver Hill Community Center so residents could participate.

Step One:

In the process was to meet with a broad spectrum of residents, community leaders and those that are impacted by activity on the site itself in one on one and group settings to hear their specific ideas regarding the South Side specifically the Orange Avenue corridor and public housing site. Sitting little more than a mile from City Hall in downtown Tallahassee, the neighborhood of South City is bounded on the north by East Magnolia Drive, Jim Lee Road on the east, Orange Avenue on the south and South Monroe Street on the west. The area is predominantly low to medium density residential, with most of it designated Central Urban on the City's official future land use map with a portion on the eastern end of the study area designated Residential Preservation. The team met with residents, the Orange Avenue United Tenant's Association, neighborhood leaders from Apalachee Ridge, Indian Head and Lehigh, key leaders in the not for profit community, the Senior staff at FAMU, the Superintendent of Leon County Schools, a full complement of City and County department heads and independently with each of the City and County Commissioners. We held conversations with over 70 individuals to get a starting point for master planning. These conversations were followed with research done by JHP staff and Moore Bass staff to look specifically at the site itself as well as the demographics of the area. These interviews took place during the month of July and the team visited Tallahassee several times in order to have these meetings.

Step Two:

This process included a series of workshops held in August, September, October and December. Although we were impacted by Hurricane Irma in October the workshops attracted well over 150 individuals and included Orange Avenue Apartment residents, neighboring communities, city and county officials and staff. The workshops included several methods of getting people to share their wants, needs, and desires regarding the Orange Avenue Apartment site and the corridor. Through visual preference surveys we learned about style, scale and landscaping options. The Locate, Place and Choose mapping exercise done in the first two workshops helped us to understand what people wanted in the neighborhood and where they felt was the best location for each thing. We also had group discussions around tables to glean from folks what they want to see developed in the area and how it would impact their daily lives. Tables would then report to the larger group their findings. The computerized instant results surveys further refined what people want to see and showed them instantly what the group agreed upon and where they were apart.

EXECUTIVE SUMMARY

Step three

JHP took all of the information from each session and synthesized it into the beginnings of a master site plan and corridor study. By the October meetings people could begin to see a plan coming together. We recognized that we did not have a good sense of the architecture and scale that people wanted so we added a workshop to bring focus to those issues. We refined the visual preference survey results to help further narrow down the scale and scope issues so that our site plan would truly reflect the wishes of the residents. The December workshop highlighted the site plan and corridor study with graphics to show the community what we had heard. Based on the comments we received the plan was very close to final in December. JHP further refined the plan and we found it could be finalized after the January 2018 meetings and workshops. We held a final presentation workshop as well as a report to the Tallahassee Housing Authority Board in February to present the final site plan.

What we learned along the way:

During the interviews and workshops we learned the following things of note that ultimately had great influence over the final plan.

Specifics related to the Orange Avenue Apartment site:

Residents in general wish to remain either on site or within the Southside Community. The majority of Seniors wish to stay in the community whereas the family population is split about 50/50 of those that wish to get a housing choice voucher to move away and those that currently say they want to ultimately return to the site.

- ~ Residents want on site green spaces for adults and children of various ages
- ~ Families want children's programs to continue on site
- ~ Everyone wants walking trails, benches, areas to sit and enjoy the outdoors
- ~ Seniors want better quality units with larger kitchens and bedrooms
- ~ Seniors want indoor spaces dedicated to them for craft, art programming, and exercise
- ~ Everyone wants Orange Avenue to be a more walkable place so that they feel comfortable walking to Monroe or crossing Orange Avenue to gain access to Jack McLean Park.

Specifics related to the corridor vision:

There was a lot of discussion regarding the relocation of the Tallahassee Police Headquarters to a site along South Monroe at Orange Avenue. We heard general support for this initiative. The idea is to make the headquarters part of a larger development that could include housing, a community center and the police headquarters.

Without question all those that participated would like to see retail, restaurants, stores, healthcare, etc. return to the area along Orange Avenue near South Monroe and Meridian. Everyone supports the use of Blueprint funds for infrastructure improvements and a Star Metro super stop at Orange Avenue and Meridian.

Everyone would like to see Wesson Elementary converted into an early learning center focused on residents of the South Side community. In addition, people generally support improvements to Rickards and the other schools that serve the area. People generally support neighborhood schools or some potential form of Charter if it will improve the quality of the school and education.

Many comments were heard about the look and feel of Orange Avenue. People feel that it was designed as a path to get into and out of downtown not as a place to stop and see the neighborhood. As a result, it does not have a welcoming feel to the neighborhood.

All of these comments influenced the final product that you will see in the following pages. The process was robust, included about 50% residents and 50% community stakeholders and thus was a good mix to get to a result that is supported by all that are impacted.



TIMELINE

RFQ SUBMITTAL

As a planning and urban design firm, along with their history with Columbia Residential, JHP is chosen to master plan the redevelopment of Orange Avenue.



TEAM IS SELECTED

STAKEHOLDER INTERVIEW

Members from the Tallahassee Housing Authority, Columbia Residential, and JHP meet with members of the Orange Ave. Community for the first time.



WORKSHOP 1: KNOWING THE NEIGHBORHOOD

JHP first meets with the residents of Orange Ave. to begin to connect with and to get a feel for the community's wants and needs.

OCT. 2016

JUL. 2017

JUL. 2017

AUG. 2017

SEP. 2017

OCT. 2017

DEC. 2017

FEB. 2018

WORKSHOP 2: CREATING COMMUNITY

With the community's responses from the first workshop, JHP gathers all of the data to bring forth a master plan to the community.



WORKSHOP 3: REFINING REALITY

JHP comes to a third work shop to present a more detailed master plan, site plan, and renderings to the community.

WORKSHOP 4: DRAFT VISION

With all of the feedback and responses from the community, Workshop 4 presents a near final presentation of the redevelopment of Orange Ave. to the community.

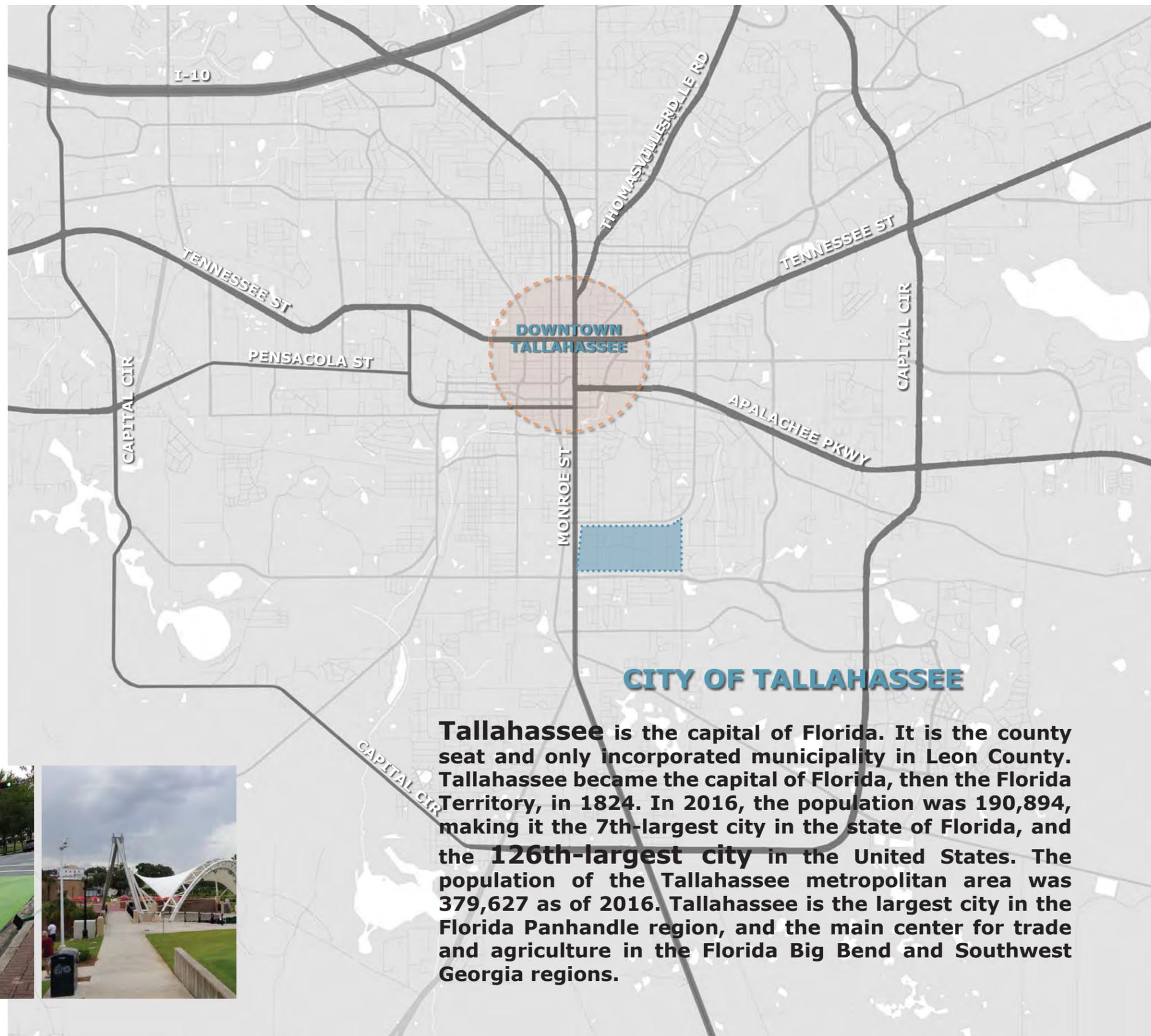


FINAL PRESENTATION

JHP develops the final iteration to present to the Orange Avenue Residents



SITE INTRODUCTION 2



DOWNTOWN TALLAHASSEE ▼



Tallahassee is the capital of Florida. It is the county seat and only incorporated municipality in Leon County. Tallahassee became the capital of Florida, then the Florida Territory, in 1824. In 2016, the population was 190,894, making it the 7th-largest city in the state of Florida, and the **126th-largest city** in the United States. The population of the Tallahassee metropolitan area was 379,627 as of 2016. Tallahassee is the largest city in the Florida Panhandle region, and the main center for trade and agriculture in the Florida Big Bend and Southwest Georgia regions.

ORANGE AVE STUDY AREA

Sitting a little more than a mile from City Hall in downtown Tallahassee, the neighborhood of South City which is bounded on the north by East Magnolia Drive, Jim Lee Road to the east, Orange Avenue on the south and South Monroe to the west includes at its center the Orange Avenue Apartment site owned by the Tallahassee Housing Authority. The area is predominantly low to medium density residential, with most of it designated Central Urban on the City's official future land use map with a portion on the eastern end of the study area designated Residential Preservation.

The Orange Avenue Study Area sits in the shadow of Florida Agricultural & Mechanical University (FAMU), which abuts the west side of the study area. FAMU is the largest historically black college in the United States. But FAMU remains a major economic driver in the neighboring area. Florida State University (FSU) is farther from the study area, but also has resources that could contribute to revitalization of the Orange Avenue Community.

The study area included a commercial corridor from FAMU Way south to Orange Avenue and from South Monroe to South Adams. The commercial corridor of the study area and the western portion of South City to South Meridian Street on the east is included in the Frenchtown/Southside Community Redevelopment Area (FSSCRA).



Orange Ave / South City at a Glance:

- 83.5% African-American
- 60% Female
- 21.4% Children under 5
- 76.4% Female-headed Households below Poverty Line
- 57.8% Receiving Food Stamps/ SNAP
- 22% No Public or Private Health Insurance
- 20% Population Growth Since 2000



1 Big Bend Care New Construction



2 The Cottages of Magnolia



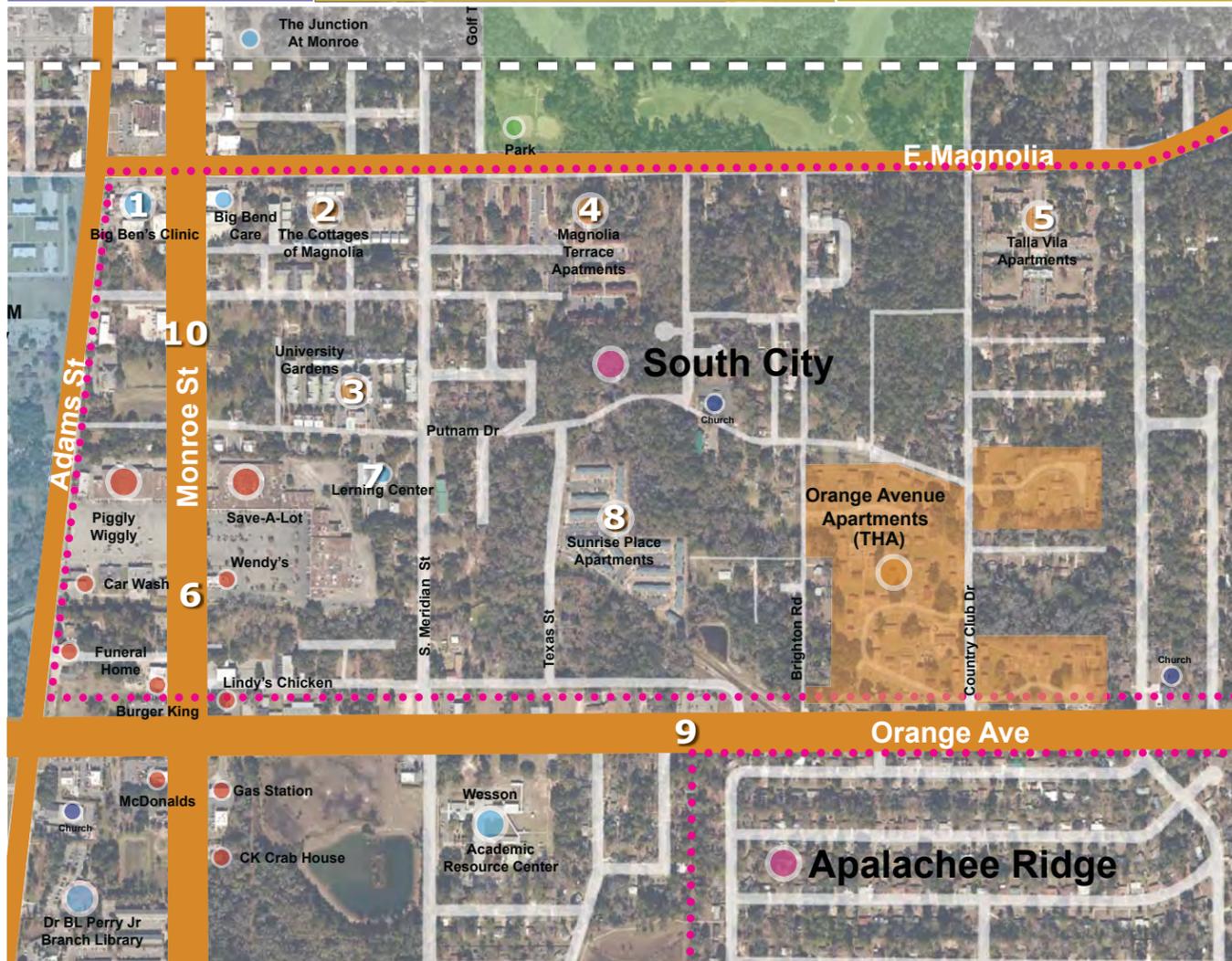
3 University Gardens



4 Magnolia Terrace



5 Talla Vila



6 Monroe St



7 ABC Learning Center



8 Sunrise Place



9 Orange Ave



10 Monroe St

The 29.6 acre **Orange Avenue** public housing site is composed of 200 public housing units located in 119 buildings built between 1971 and 1972, and which are obsolete and no longer demonstrate long- term physical and social viability as decent, safe and affordable housing. The site is located on Orange Avenue, which is a major commercial corridor connecting Blairstone Road to S. Monroe Street and is surrounded by areas with major development and redevelopment potential.

PARCEL 1



PARCEL 2



PARCEL 3



PARCEL 4



ORANGE AVE SITE

PARCEL 1 : 9.3 ACRES
PARCEL 2 : 9.0 ACRES
PARCEL 3 : 5.6 ACRES
PARCEL 4 : 5.7 ACRES

TOTAL: 29.6 ACRES



COMMUNITY PROFILE 3



THE ORANGE AVE CORRIDOR

• **Population** of about **2,740**, of which **83.5%** is **African American**. A large portion of the population, **40%** is **under age 18**. This compares with 17.2% for the city as whole, 20.6% for the state of Florida and 23.3% nationwide. Families with a husband, wife and related children make up only **8.3%** of the population. One third of households are headed by single women with children under age 18.

• **Median household** income is **\$14,181** and **68.5%** of the population lives **below** the poverty level.

• **Unemployment** in the City of Tallahassee is 5.6% compared with **22%** among the Orange Ave Corridor’s residents. Of those Orange Ave Corridor residents who are employed, 60% work in the services industry.

• **Housing** rentals make up nearly **74%** of housing units. Median **home value** is **\$100,926**, and almost 15% of housing units are vacant. The Tallahassee Housing Authority (THA) owns and operates more than 540 subsidized apartments and scattered homes throughout the city and county, including a 200-unit apartment complex in the Orange Ave Corridor area.

• **Crime** among the challenges facing the Orange Ave Corridor’s neighborhood is the **high crime rate**. The Community Leadership Council on Gun Violence found the Orange Ave area of the City to be one of two areas experiencing the greatest concentration of gun violence in Tallahassee, based on statistics assembled by the Tallahassee Police Department.

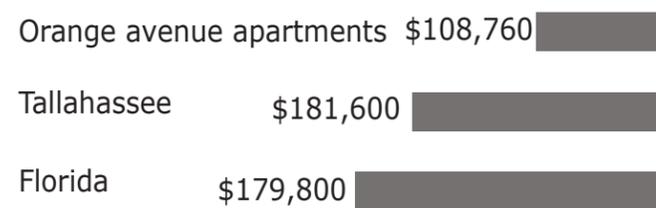
ORANGE AVE CORRIDOR

This Site has been the focus of much discussion and planning in recent years. The **200** unit Orange Avenue Apartments is uniquely situated along a major east/west artery which connects Blairstone Terrace and College Terrace; two stable areas of significant growth and employment base. The area forms a corridor of what can become an extraordinarily diverse, market-driven, mixed-use/mixed-income development. Together with other publicly and privately owned parcels in the Orange Avenue Corridor, vacant and/or under-utilized parcels adjacent and nearby, the Orange Avenue Corridor represents one of the most interesting development sites in the City.

MEDIAN HOUSEHOLD INCOME



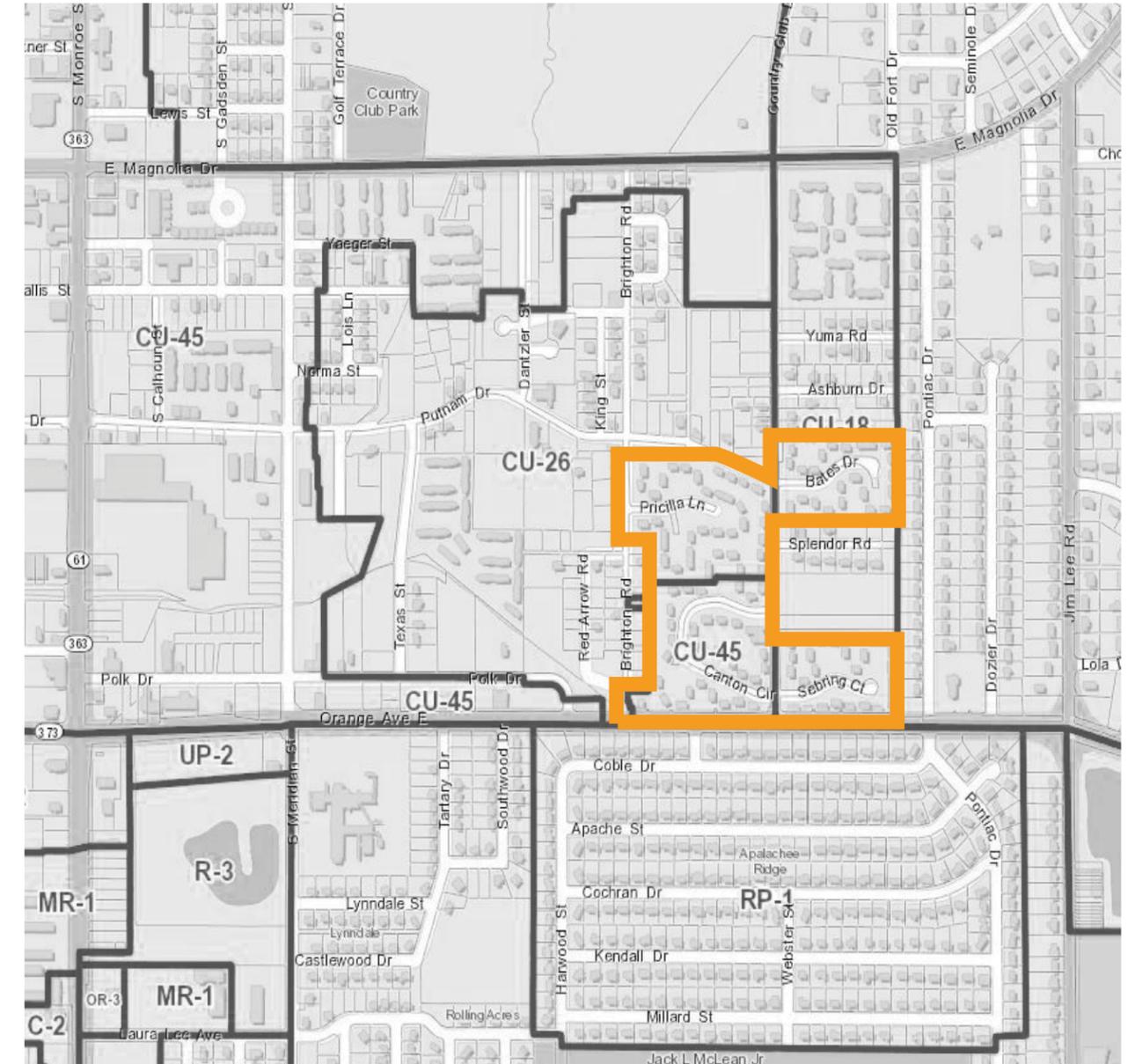
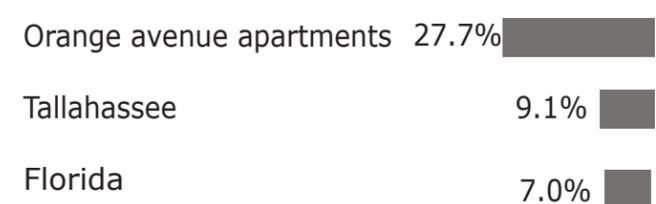
MEDIAN HOUSING VALUE



POPULATION



UNEMPLOYMENT RATE



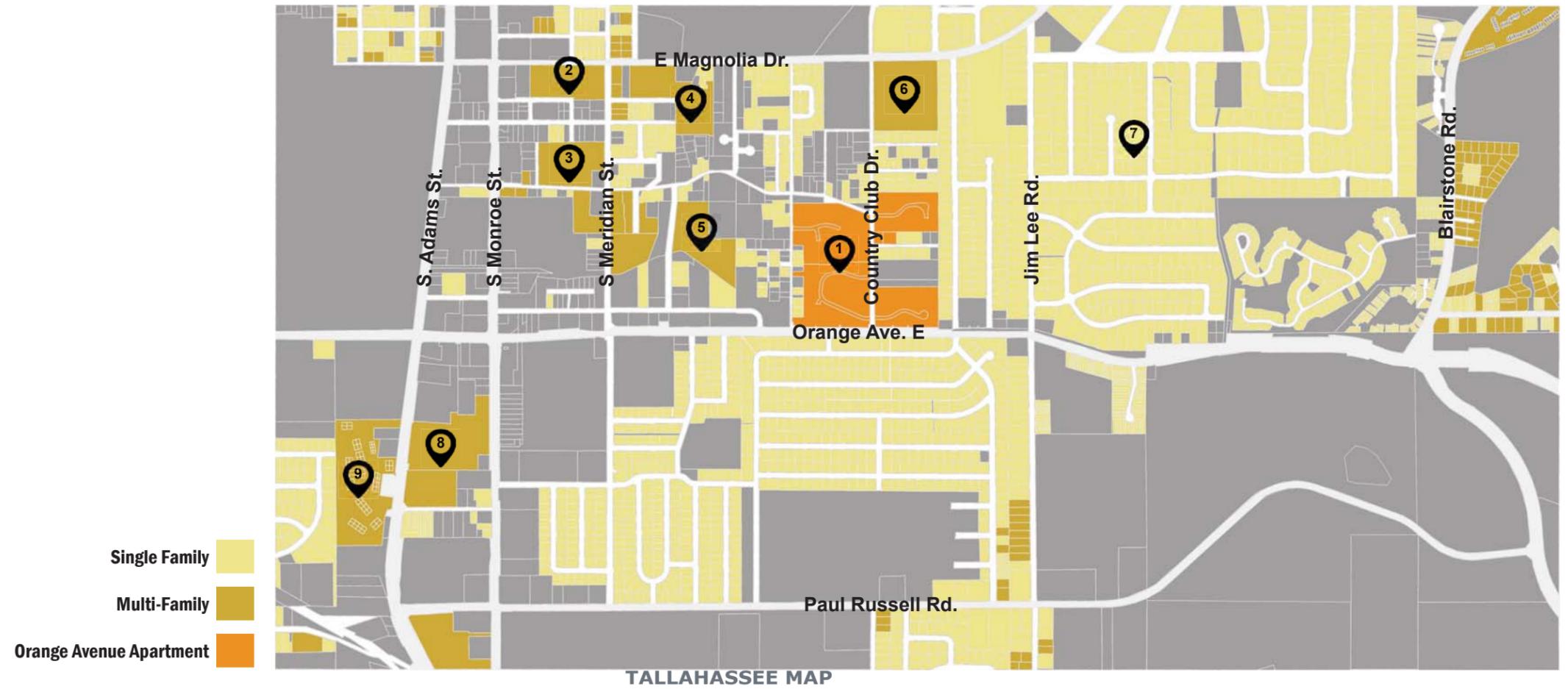
ZONING AND SUBDIVISIONS

CU-26/ Central Urban District: Provide for medium density residential development with densities ranging from minimum of 4 to maximum of 26 dwellings per acre.

CU-45/ Central Urban District: Provide for medium and high density residential development with densities ranging from minimum of 4 to maximum of 45 dwellings per acre.

CU-18/ Central Urban District: Provide a variety of medium density housing types with densities ranging from a minimum of 4 and maximum of 18 dwelling units per acre.

Housing



1 Orange Avenue Apartment



2 The Cottages of Magnolia



5 Sunrise Place



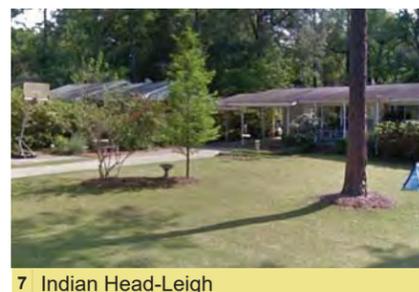
6 Talla Vila



3 University Gardens



4 Magnolia Terrace



7 Indian Head-Leigh



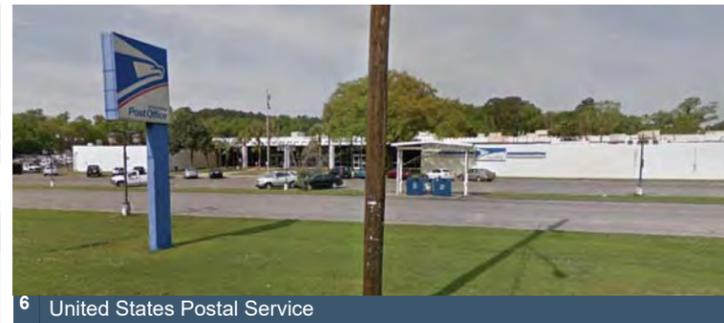
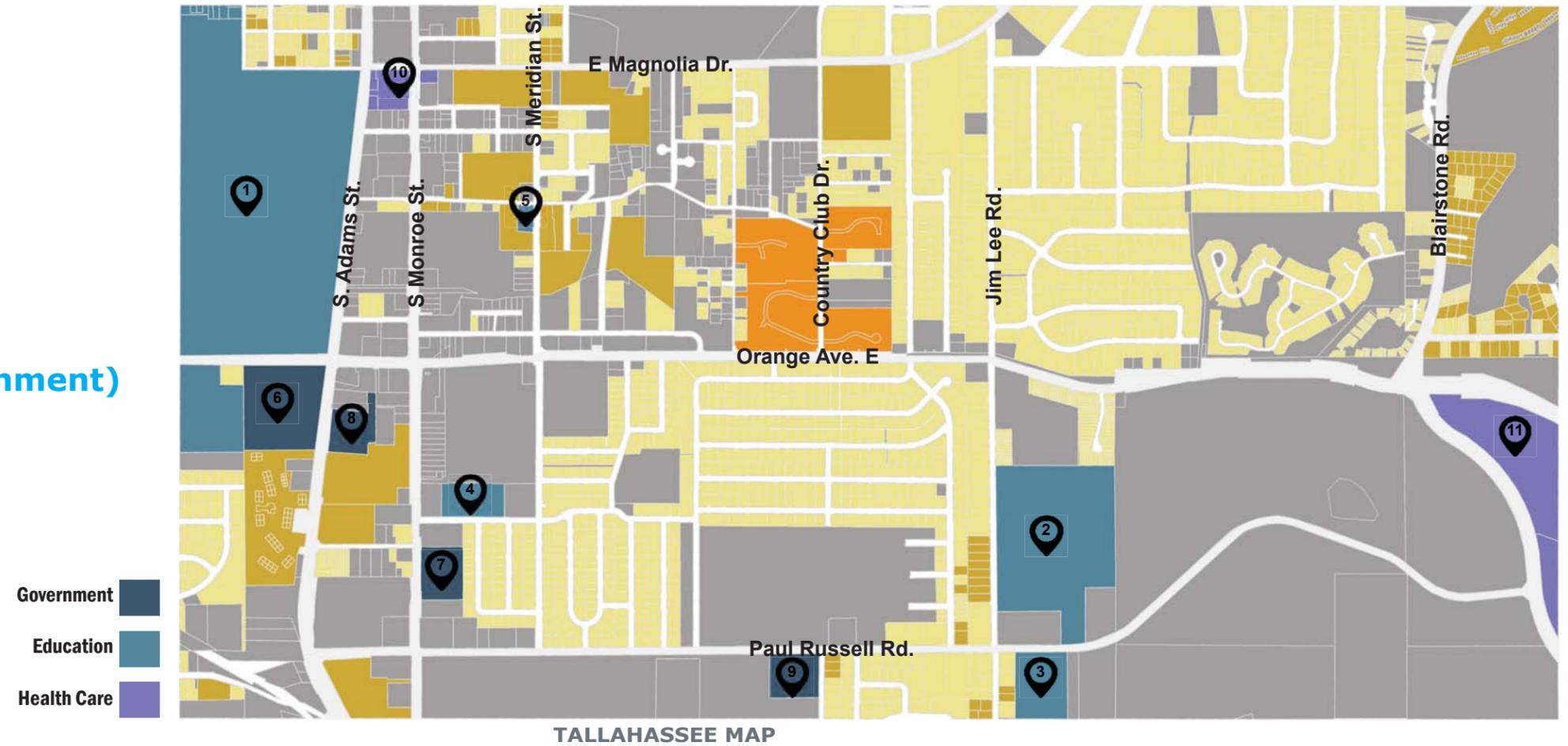
8 College Club Town-homes



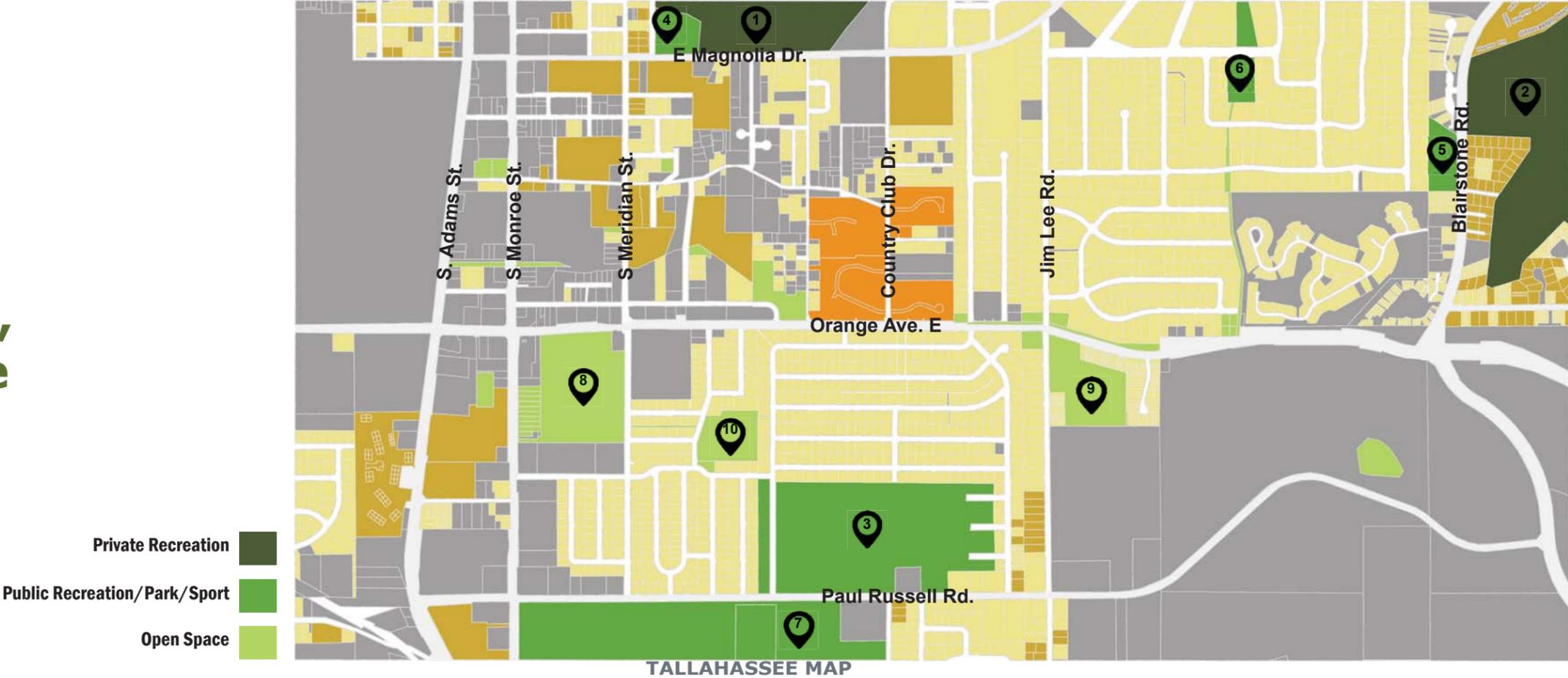
9 Adams Place

Public

(Education, Health Care, and Government)



Parks, Recreation, & Open Space



1 Capital City Country Club



2 Hilaman Golf Course



4 Country Club Park



5 Blair Stone Forest Nature Preserve



6 Koucky Park



3 Jack L. McLean Park



7 Gene Cox Stadium



8 Open Space



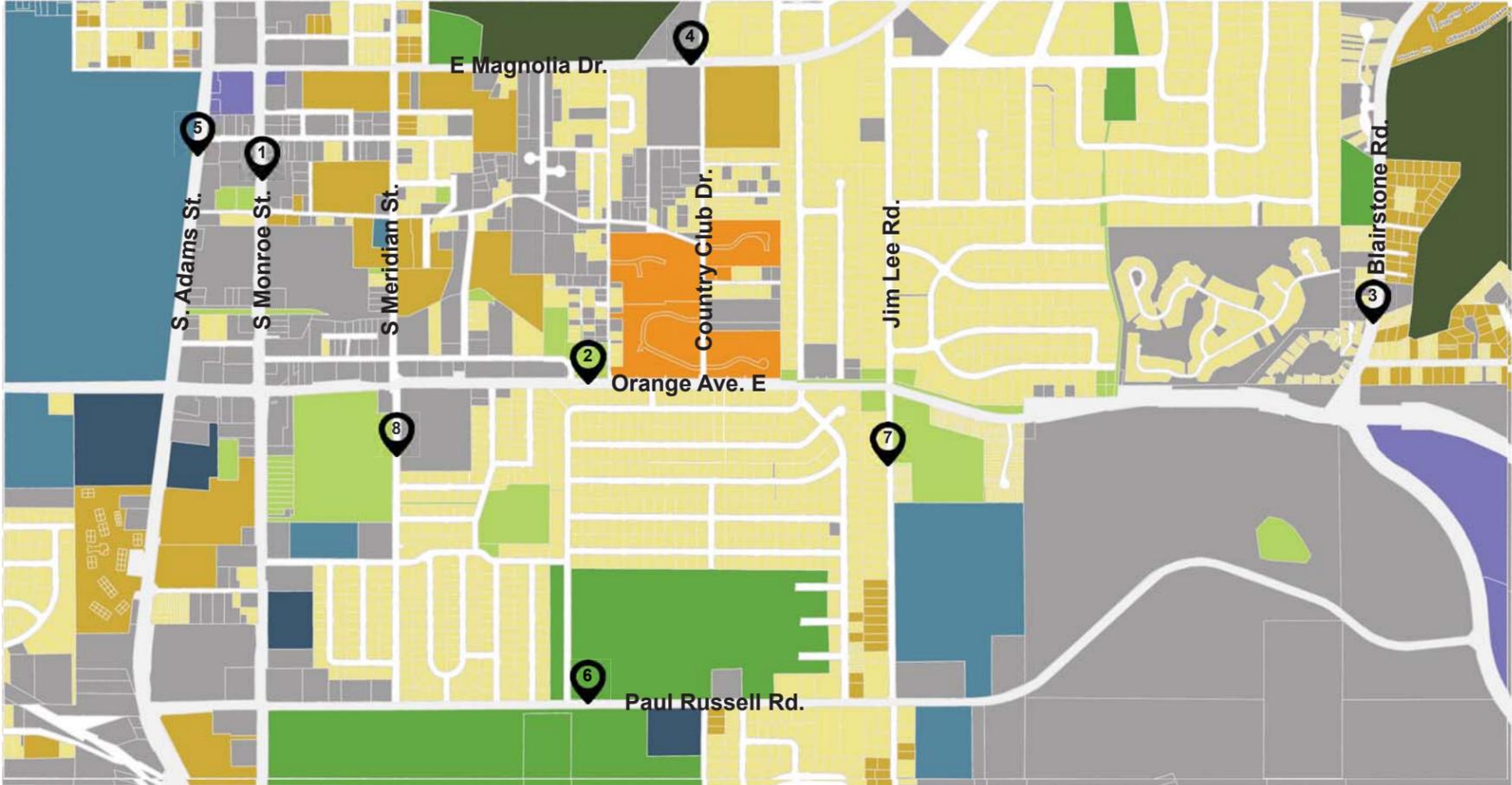
9 Open Space



10 Open Space

Streetscape

- Single Family
- Multi-Family
- Orange Avenue Apartment
- Government
- Education
- Health Care
- Private Recreation
- Public Recreation/Park/Sport
- Open Space



TALLAHASSEE MAP



S Monroe Street 1



3 Blairstone Road



5 S Adams Street



7 Jim Lee Road



Orange Avenue 2



4 E Magnolia Drive



6 Paul Russell Road



8 S Meridian St



WORKSHOPS & COMMUNITY ENGAGEMENT 4

Blue Cards

- Some structures are not beneficial to the elderly and people with disabilities.
- Affordability
- Congestion
- Worry about displacement.
- Don't want to see people relocate out of the area that are not prioritized to be the first people offered to come back.
- Community to be pushed out and other people come back.
- Restaurant (sit and eat)
- Pharmacy
- No need for all high rises.
- Tiny homes
- Give option — this is for you.
- Clear bus routes and paths for students.

Table Map

Notes

Red/Green Dots



HOW WE LEARNED

During both the Orange Avenue Apartment Resident and the Orange Ave Corridor Community workshops and mapping exercises we were able to gain an understanding of the challenges, issues and concerns for the community.

Thru Visual Surveys and Presentations we started to understand the character and scale appropriate to Orange Ave. As part of this important phase we also continued to visit and understand the overall community and began to prioritize these diverse issues.

August 17th / 2017

Oliver Hill Community Center

August 19th / 2017

Wesson School

WORKSHOP 1
KNOWING THE NEIGHBORHOOD





OCT.
2016

SEP.
2017

JUL.
2017

OCT.
2017

JUL.
2017

DEC.
2017

AUG.
2017

FEB.
2018

REFINING REALITY

The Urban Planning team presented specific design options for the Community and Residents' review. We asked for specific feedback thru touch pad polling and one-on-one discussions and comments. More valuable insight was garnered and documented.



CORRIDOR PLAN SCHEME 1



CORRIDOR PLAN SCHEME 2

WHAT WE LEARNED FROM



STREET IMPROVEMENT

WORKSHOP 3 REFINING REAL.



ORANGE AVE SITE OPTION 1



ORANGE AVE SITE OPTION 2

WORKSHOP 2



WORKSHOP 3
REFINING REALITY

HOW WE LEARNED

The Urban Planning and Development team continued to get great community involvement and feedback on the proposed Orange Avenue Redevelopment strategies and the Orange Avenue Apartment's redevelopment. Key points expressed were concerns for scale, building character, parking lot scale and distribution, and issues of detention/site drainage. Further presentations and character exercises continued to point the team towards an appropriate image and character of the Orange Avenue Redevelopments. The team continued to be pleased with the quality of community involvement and comments.





WORKSHOP 4
DRAFT VISION OVERVIEW

HOW WE LEARNED

The Urban Design team's presentation of the Draft Vision for the Orange Avenue Corridor received positive feedback and refinement comments. Specifically concerns of site detention, drainage and water issues along with building scale. Further feedback on character and building design pointed the design team in the appropriate direction for the south city and Orange Avenue Community.



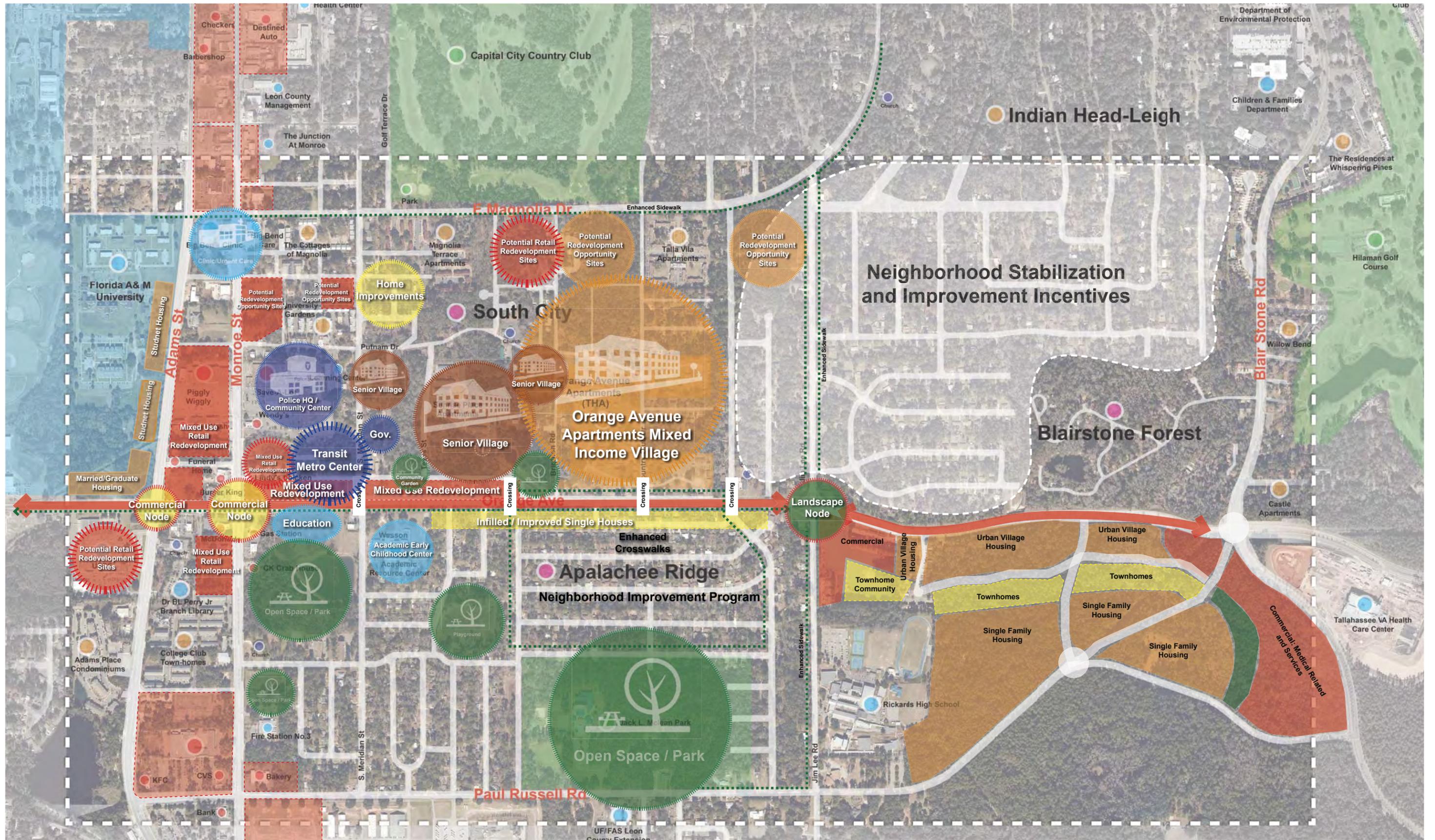
December 7th / 2017

Oliver Hill Community Center

**ORANGE AVENUE
CORRIDOR VISION**

5







WESTERN CORRIDOR | MONROE-ADAMS

The Western section of the Orange Avenue Corridor study area extends from Adams Street/Monroe Street eastward to Jim Lee Road with the Orange Avenue Apartments located north of Orange Ave and Apalachee ridge Neighborhood to the south. During Resident surveys, mapping exercises and thru-out the planning process having Orange Ave as a safe, pedestrian friendly/walkable street for the community was a principal issue expressed. Residents of the area want to be able to cross Orange Ave safely - as one interviewee said, "Orange Ave was designed as a nice street for People to GET THRU the community - not FOR the Community."

Creating opportunities for Retail and most importantly mixed-use type development in the Adams and Monroe St areas emerged as an important issue and we want to encourage this type of development. Contextually locating in the Orange Ave community some important planned for (or at least envisioned) public facilities like the Transit Center along Orange Ave and a possible relocation of the City of Tallahassee's Police department's HQ are crucial to the areas sustainable and urban development.

Lastly, the desire for the Orange Avenue Apartments to be a catalyst for further mixed-income and new home development in the community was expressed over and over again. The goal is for more senior housing along with a variety of mixed-income housing to be redeveloped in the surrounding neighborhood.



EASTERN CORRIDOR | BLAIRSTONE

The Eastern section of the Orange Avenue Corridor study area abuts the new Tallahassee VA Hospital and Rickards High School - offering large expanses of undeveloped land for larger scale/neighborhood scale development. We believe that extending Blairstone Road to link-up with Paul Russell road along with establishing a pattern and network of neighborhood scaled streets will create opportunities for flexible development while also maximizes the land use possibilities. Additionally, we believe that medical related commercial uses (from Medical Offices/MOB's to Pharmacies) could become retail and commercial development anchors on this eastern edge (along Blairstone Rd. and the intersection with Orange Avenue.)

Residential uses for this part of the Orange Ave Study area could range from Urban Village Housing (Market and Mixed-Income in street facing urban arrangement) transitioning into single family neighborhood (smaller lot configurations) thereby providing much needed housing, housing diversity, and housing affordability while maintaining contextually appropriate relationships of scale and adjacencies.

The Orange Ave streetscape pattern developed should be extended eastward into this area. Urban scaled sidewalks, crosswalks and streetscape features will be important in the redevelopment of this area.

PROPOSED ORANGE AVENUE APARTMENT REDEVELOPMENT

6





**AERIAL LOOKING NORTHEAST - PROPOSED ORANGE AVE
APARTMENTS CONCEPTUAL REDEVELOPMENT**

Note: These Site Plans and Buildings Shown are Conceptual Visions - Final Buildings and Site Plans may evolve and change during the Implementation and after Funding is secured



* Note: These Site Plans and Buildings Shown are Conceptual Visions - Final Buildings and Site Plans may evolve and change during the Implementation and after Funding is secured

VIEW AT COUNTRY CLUB AND ORANGE AVE
CONCEPTUAL REDEVELOPMENT

URBAN DESIGN GOALS

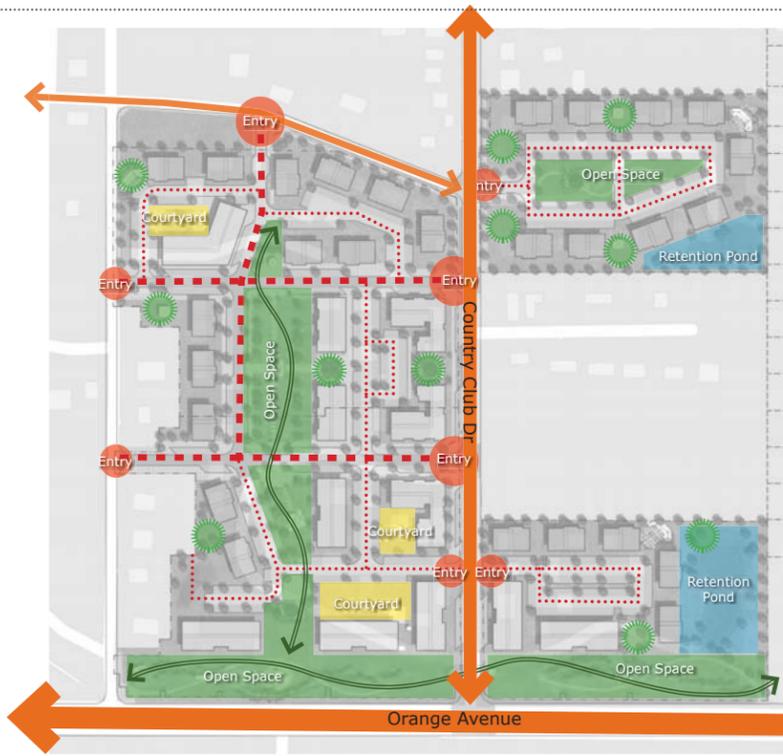
- 1). To create an economically integrated neighborhood which maximizes housing choices along with affordability in a Mixed-Income model.
- 2). Look to leverage new development around The Tallahassee Housing Authority's Redeveloped Orange Avenue apartments as a catalyst for the community - while also seeking to utilize City and county opportunities.
- 3). To ensure at Least one-to-one replacement of existing housing with the neighborhood while providing housing choices - we seek to make the Orange Avenue corridor a housing destination in the future!

NEIGHBORHOOD CONTEXT VISION

- 4). Put the Community/Residents first - create and foster a strong sense of community through reestablishing and strengthening connections to the surrounding neighborhood.
- 5). Provide pedestrian and neighborhood connections thru highly pedestrian sidewalks and streetscape and provide safe/walkable connections across Orange Avenue. Provide porches, stoops, entry steps throughout the community to reengage the streetscape and create an active street-life and sense of community.



| | |
|---------------------|--|
| Tract 1: | Units: 130 units Site Area: 7.7 acres |
| Tract 2: | Units: 100 units Site Area: 5.9 acres |
| Tract 3: | Units: 60 units Site Area: 4.7 acres |
| Tract 4: | Units: 35 units Site Area: 5.6 acres |
| Tract 5: | Units: 65 units Site Area: 5.7 acres |
| Total Units: | 390 Units |
| Total Site: | 29.6 Acres |
| Density: | 13.2 Units/Acre |



Site Analysis
 Regarding concurrency, the properties are located within the MMTD and will receive the E plus 50 benefit for traffic impacts. The project will nearly double the number of units, from 200 to 390, and although at this time it does not appear that will significantly impact the roadway system, additional transit amenities may offset any impacts identified.

The proposed site plan in its current form and level of detail is consistent with the land use, density, and intensity requirements of Tallahassee's Comprehensive Plan, as well as the Housing and Mobility Elements.



- Urban Village Housing**
(3 Levels)
- Manor Homes**
(2 Levels)
- Community Service/Leasing**
(2 Levels Residential + 1 Level Ground Floor)

SITE PLAN

* Note: These Site Plans and Buildings Shown are Conceptual Visions - Final Buildings and Site Plans may evolve and change during the Implementation and after Funding is secured



SITE OVERVIEW

AERIAL LOOKING NORTHEAST - PROPOSED ORANGE AVE APARTMENTS CONCEPTUAL REDEVELOPMENT

* Note: These Site Plans and Buildings Shown are Conceptual Visions - Final Buildings and Site Plans may evolve and change during the Implementation and after Funding is secured



MANOR HOMES

- 2-3 stories with multiple attached units in a larger house or mansion format
- High quality material with multiple grouped entries/stoops, easily fits into neighborhood density context



URBAN VILLAGE HOUSING

- 3 stories with multiple units
- Higher density housing



HOUSING TYPES

LANDSCAPE CONCEPTS



CENTRAL COMMON AREA

- Provides Green space and Open Space for Orange Avenue Residents
- Provides a Pedestrian Green connector through the Development



GREEN BUFFER

- Potential at the Entry Plazas for multitude of Public Uses
- Continuation of Public Space
- Utilizes the flood zone



CITY STAFF COMMENTS

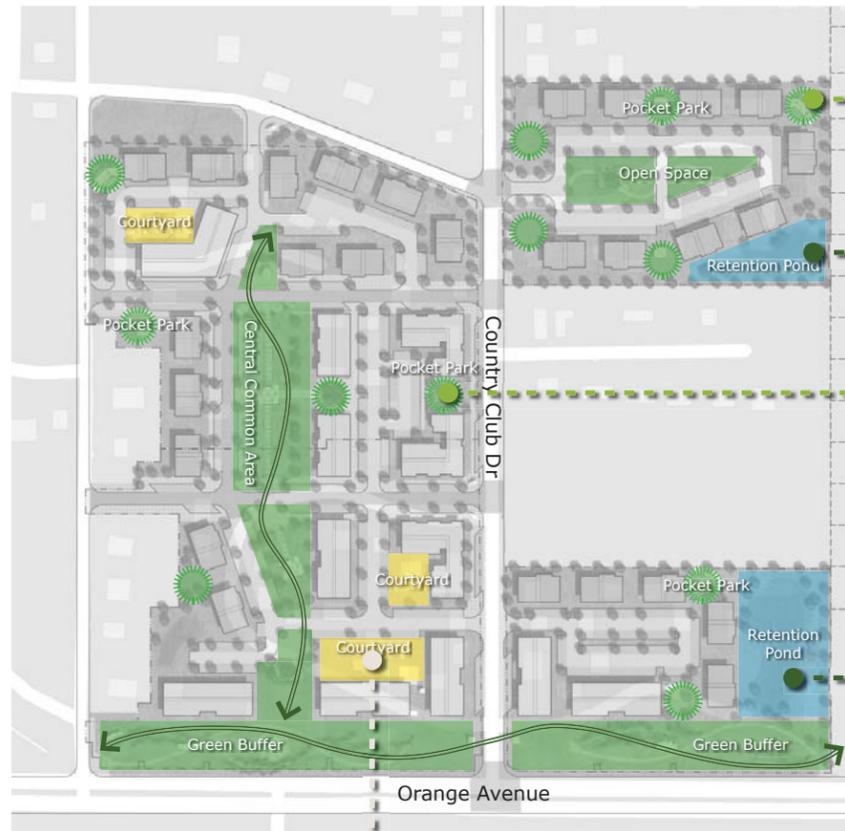
A cursory review of the site from Orange Avenue and Country Club Drive by city staff established that the majority of the neighborhood does not have listed species or protected forest issues. No wetlands were readily visible and GIS did not show hydrologic features on this site. The ditch/closed conveyance along Orange Avenue is a mapped element of the Primary Drainage System and the City would not treat that ditch as a natural feature in the NFI. As development proceeds we will consider having standard biological surveys required for an NFI completed by a local experienced environmental firm and this information will be shared with the City staff before it is submitted as a part of the NFI. This will allow us the opportunity to review the information and resolve any issues prior to the formal permitting process.

Landscape design will utilize the CPTED principles of natural surveillance, natural access control and territorial reinforcement in the final design of our common spaces.

Landscape design will seek to incorporate the design of other physical features, such as sidewalks, pavements, lighting and fences; to emphasize public entrances, define and reinforce ownership of the neighborhood.

Adequate lighting will be provided during all non-daylight hours in compliance with the standards of the Illuminating Engineering Society of North America (IESNA) RP-33 and Crime Prevention Through Environmental Design (CPTED) standards.

LANDSCAPE CONCEPTS



POCKET PARK

- Small-Scaled Urban open space
- These are to be tucked into and scattered throughout the site where they serve the Orange Ave Residents



RETENTION/DETENTION POND

- Designed as Landscaped water feature for residents and public
- Provides for Flood and Water detention requirements



CITY STAFF COMMENTS

Much of the project site is currently within the special Flood hazard Area (floodplain) presented on the effective FIRM panel#292F. The floodplain on this site could be regulated as altered, which allows redevelopment of the site provided no fill is placed on site and all new buildings are elevated so the finished floor elevations are no less than two feet above the flood elevation. Parking lots, driveways, and pedestrian pathways will be allowed within the floodplain provided flood water is less than six inches deep in the 25-year critical storm.

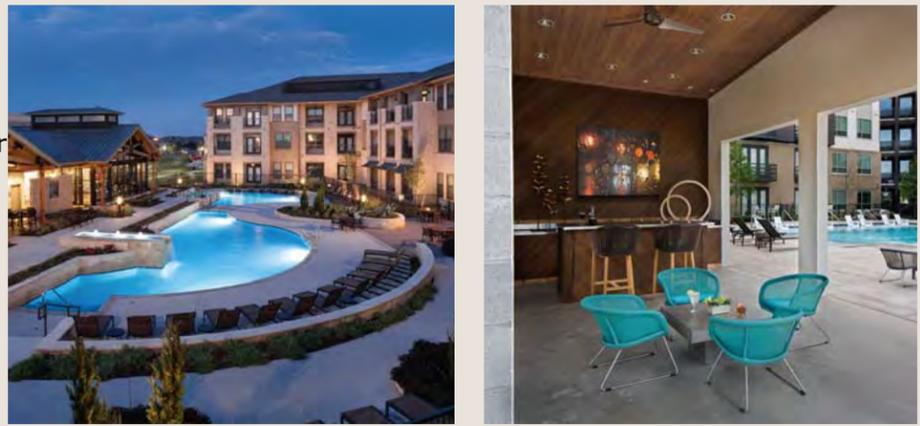
It is anticipated that the flood elevations in this area will be lowered in the foreseeable future. Should that become the case, the project will be reviewed in accordance with the new updated effective floodplain map.

Regardless of a flood elevation changes, the following elements will be considered during the planning effort for the project. A plan for stormwater management to be developed to provide water quality treatment for the first 1.25-inches of runoff before it is discharged off site. Additionally, a plan for stormwater runoff attenuation will be provided to limit off-site discharges to pre-development rates. All trees on the property will be surveyed and located on final development site plans. Protected trees will be preserved or possibly removed in accordance with the city's code standards for tree protection and removal.

It is planned that when the final development process begins there will be pre-submittal meetings to present preliminary plans to review staff and seek comment for the various departments regarding traffic safety, solid waste management, water and sewer, gas, and electric utility connections, public safety and school capacity.

AMENITY AREA

- Community pool located in a main yard
- Outdoor terrace/patio for Resident's enjoyment
- Amenities like Fitness room, Meeting space, Computer Lab for Residents



WATER DETENTION

Water Quality and detention issues are major issues in Tallahassee and we have tried to plan-for approaches that both will meet detention requirements while being economical and attractive. After meetings, feedback and assistance from both the city of Tallahassee's and Leon County's Engineering departments we learned that there is an ongoing new FEMA LOMR assessment of the FEMA flood zones for this Orange Avenue Area but that it is not anticipated to be complete until later in 2018. Moore Bass Associates (our civil engineer planning team member) helped us establish the existing flood zones, make some basic initial detention requirements estimates, and develop some strategies to meet these.

There has been significant City and County investments in storm sewer and water management along Orange Ave already, however flooding remained an issue in our resident surveys. To address this issue of flooding and to stay back out of the Flood zone we developed the idea of a linear plaza/promenade along Orange Avenue - this will also be a detention area (thru landscaped depressions and possibly buried pipes/chambers). Additionally, along the eastern edge of the property we have planned for larger detention areas to provide "up-stream" capacity.

A major conveyance pipe transects the site. Buildings will not be planned over the pipe. The pipe will be analyzed for adequate conveyance capacity. There may be a possible relocation of the pipe in the final development process.

Final planning of the site will be coordinated with the Public Infrastructure's Putnam Drive roadway project. ROW for sidewalk and on-street parking will be planned for along THA's northern property adjacent to Putnam Drive. An opportunity may exist for shared drainage conveyance/ pond to assist with redevelopment of the THA property.



(PRELIMINARY) FLOOD ZONE MAP

WATER DETENTION STRATEGIES



USING NATIVE/REGIONAL LANDSCAPE



SITE PLAN



LANDSCAPED DETENTION AREAS



LANDSCAPED DETENTION AREAS



BENEATH PARKING AREAS - PIPING

HOUSING DEVELOPMENT SUMMARY

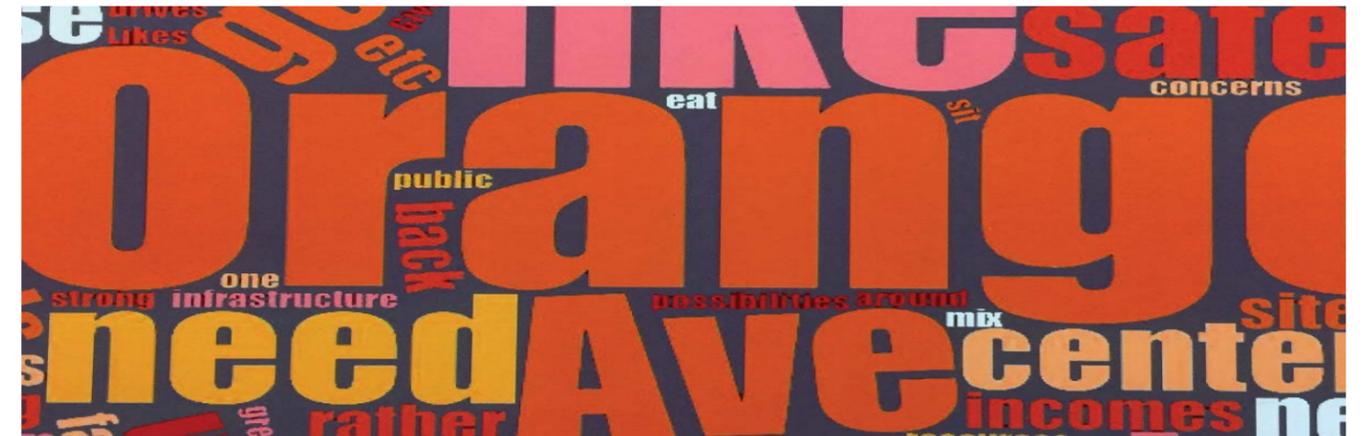
The Request for Qualifications (RFQ) requested a new site plan that would provide for 100% replacement of the public housing units in a mixed-income environment. It is assumed that will be accomplished through a mixed-finance process that involves Low Income Housing Tax Credits (LIHTC), conventional financing, along with soft subordinate funds from several sources, including but not limited to; Replacement Housing Factor funds, other Housing Authority funds, City of Tallahassee and Leon County funds (CDBG, HOME, 4% Bonds, etc.), Deferred Development Fee and additional funds from philanthropic entities if available. Each phase will be financed independently based on the current costs to build, availability of funds and the market conditions at the time of construction. Thus, each phase will be evaluated as they come to the market for financing.

Orange Avenue Apartments currently consists of the following unit and bedroom mix:

| Orange Avenue Apartments Units and Bedroom Mix | | |
|--|------------|---------------|
| BR | # of Units | Total # of BR |
| 1 | 34 | 34 |
| 2 | 64 | 128 |
| 3 | 64 | 192 |
| 4 | 32 | 128 |
| 5 | 6 | 30 |
| Total to be Replaced | 200 | 512 |

It is the partnership's goal to replace 100% of the public housing bedrooms currently at Orange Avenue Apartments in a new mixed-income environment and unit mix that reflects current resident needs and market conditions. In order to achieve the desired mixed-income environment we will have to replace the current 200 units of public housing with approximately 550 or more units of mixed-income housing. Thus, we will not be able to replace all of the public housing units on-site. The final site plan included in this report indicates the following unit mix and assumes that we will only build 1, 2, 3 and 4 Bedroom Units. This is based on current market conditions and is subject to change as each phase of the development goes to design, financing and construction. The final unit mix will be determined based on market studies and conditions at the time each development is ready for financing and construction.

| Orange Avenue Apartments | | | | | | | |
|--------------------------|-------------|------------|------|------|------|------|------------|
| New Site Plan | Acres | # of Units | 1 Br | 2 BR | 3 BR | 4 BR | |
| Tract 1 | 7.7 | 130 | 23 | 62 | 36 | 8 | |
| Tract 2 | 5.9 | 100 | 18 | 48 | 28 | 6 | |
| Tract 3 | 4.7 | 60 | 11 | 29 | 17 | 4 | |
| Tract 4 | 5.6 | 35 | 6 | 17 | 10 | 2 | |
| Tract 5 | 5.7 | 65 | 12 | 31 | 18 | 4 | |
| Totals | 29.6 | 390 | 70 | 187 | 109 | 24 | |
| Total Bedrooms | | | 70 | 374 | 328 | 95 | 867 |



HOUSING DEVELOPMENT SUMMARY

We envision the following mix of Public Housing, LIHTC and Market rate units by tract:

| Tract 1 | Public Housing | LIHTC | Market | Total |
|-------------------------|----------------|------------|-----------|------------|
| 1 BR | 9 | 8 | 6 | 23 |
| 2 BR | 25 | 22 | 16 | 62 |
| 3 BR | 15 | 13 | 9 | 36 |
| 4 BR | 3 | 3 | 2 | 8 |
| Total BR-Tract 1 | 115 | 101 | 72 | 289 |
| Total Units | 52 | 46 | 33 | 130 |

| Tract 2 | Public Housing | LIHTC | Market | Total |
|-------------------------|----------------|-----------|-----------|------------|
| 1 BR | 7 | 6 | 5 | 18 |
| 2 BR | 19 | 17 | 12 | 48 |
| 3 BR | 11 | 10 | 7 | 28 |
| 4 BR | 2 | 2 | 2 | 6 |
| Total BR-Tract 2 | 89 | 78 | 56 | 222 |
| Total Units | 40 | 35 | 25 | 100 |

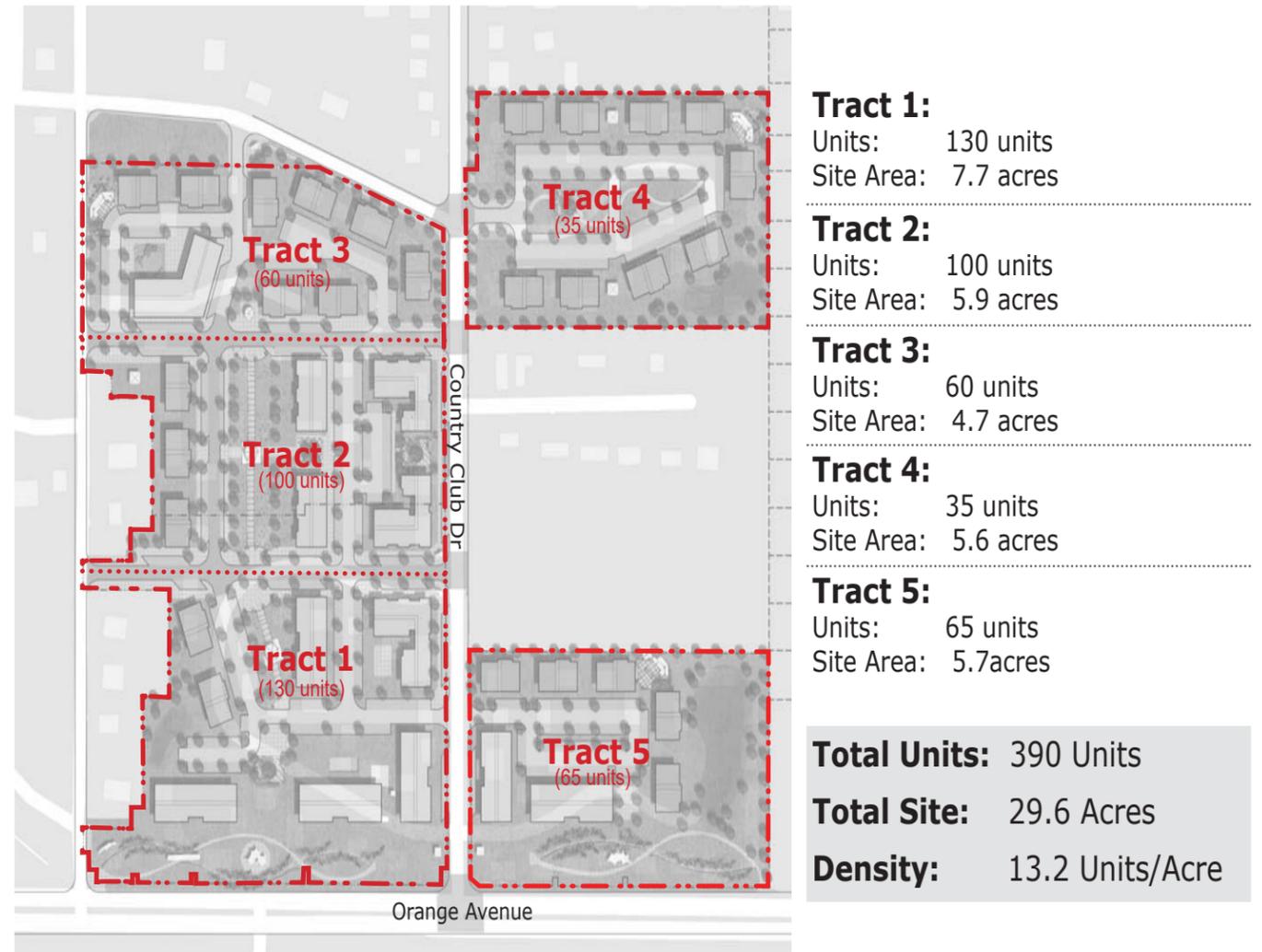
| Tract 3 | Public Housing | LIHTC | Market | Total |
|-------------------------|----------------|-----------|-----------|------------|
| 1 BR | 4 | 4 | 3 | 11 |
| 2 BR | 12 | 10 | 7 | 29 |
| 3 BR | 7 | 6 | 4 | 17 |
| 4 BR | 2 | 1 | 1 | 4 |
| Total BR-Tract 3 | 56 | 47 | 34 | 136 |
| Total Units | 25 | 20 | 15 | 60 |

| Tract 4 | Public Housing | LIHTC | Market | Total |
|-------------------------|----------------|-----------|-----------|-----------|
| 1 BR | 3 | 2 | 2 | 6 |
| 2 BR | 7 | 6 | 4 | 17 |
| 3 BR | 4 | 3 | 2 | 10 |
| 4 BR | 1 | 1 | 0 | 2 |
| Total BR-Tract 4 | 31 | 27 | 17 | 76 |
| Total Units | 14 | 12 | 8 | 35 |

| Tract 5 | Public Housing | LIHTC | Market | Total |
|-------------------------|----------------|-----------|-----------|------------|
| 1 BR | 5 | 4 | 3 | 12 |
| 2 BR | 12 | 11 | 8 | 31 |
| 3 BR | 7 | 6 | 5 | 18 |
| 4 BR | 2 | 1 | 1 | 4 |
| Total BR-Tract 5 | 58 | 51 | 36 | 144 |
| Total Units | 26 | 23 | 16 | 65 |

| All Tracts-On-Site | Public Housing | LIHTC | Market | Total |
|-------------------------------|----------------|------------|------------|------------|
| Total BR all Tracts | 349 | 304 | 215 | 867 |
| Total Units all Tracts | 157 | 136 | 97 | 389 |

The chart above indicates that we can replace 349 bedrooms on-site in 157 units thus we must replace 165 bedrooms off-site. We are currently working to secure property for off-site housing. We anticipate that we will need two off-site properties in order to meet the required bedroom count for replacement of 100% of the bedrooms currently on-site. We anticipate developing a senior only property and possibly one other family property in order to accomplish our ultimate goal of replacement housing. In the end of this process the Orange Avenue site will produce more than 200 units of replacement public housing units plus add to the affordable housing inventory in Tallahassee through rent restricted LIHTC units as well as add new market rate units to the Orange Avenue Site.



HOUSING DEVELOPMENT SUMMARY

To accomplish all of this and minimize relocation we intend to begin with an off-site development. As stated above we are seeking an off-site property within the Southside community for our first phase of development. Based on the feedback from residents we think that a senior property should be the first phase of development. This allows us to provide new housing to seniors currently living at Orange Avenue and keep them within the neighborhood as they requested. The following timeline is our best estimate of when units will be ready for relocation purposes.

| | |
|--|------------------------|
| Secure off-site property | April 2018 |
| Schematic Design and site plan | May-June 2018 |
| Florida Housing Corporation issues RFA | October 2018 |
| Application for LIHTC Allocation | December 2018 |
| Allocation of 9% LIHTC from FHC | March-April 2019 |
| Design Development-Architectural | April-May 2019 |
| Community Engagement Sessions | April- May 2019 |
| Construction Documentation-Architectural | June-August 2019 |
| Bid and Permit | August-September 2019 |
| Financial closing | October- November 2019 |
| Submit Demo/Dispo for on-site work | October 2019 |
| Construction Completion Phase I | December 2020 |
| HUD approval for Demo/Dispo | March 2020 |
| LIHTC application Phase II on-site | October 2020 |
| Initial Occupancy Phase I | January 2021 |
| Phase II LIHTC award | March 2021 |
| Phase II Construction Closing | October-November 2021 |
| Phase II Construction Completion | December 2022 |

Assuming that we meet the above schedule for the development of the first phase of housing we would begin moving residents off-site in January 2021. Simultaneously with the above stated schedule the team would work with HUD to gain approval for demolition/disposition of the Orange Avenue Apartments during 2019. Once HUD approvals are in hand we would begin phasing the development of on-site housing as shown above as Phase II. By producing an off-site property first, we can then vacate a section of the property to demolish and build new. The phasing of the on-site housing will be determined once all approvals are in place and the need at the time of development. The site plan is currently shown in 5 tracts. Based on current funding sources and potential allocations of LIHTC we envision building out the site in 2 or 3 phases. Again this will be determined as the financing is available and the market dictates.







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