



Mahan Drive (US 90) Corridor Study

Leon County, Florida



Leon County
Board of County Commissioners

Summary

Handout updated: 4/23/04

The Mahan Drive Corridor Management Plan comprehensively addresses increasing development pressures along the corridor associated with the anticipated widening of Mahan Drive from Dempsey Mayo Road to Interstate 10, through integrated land use and transportation strategies. Objectives of the Corridor Study included:

- Identifying strategies to manage increased development pressures;
- Preserving neighborhoods;
- Fostering a mixture of land uses in existing and proposed nodes along the corridor;
- Integrating land uses and transportation;
- Keeping the roadway safe and accessible for all modes of transportation;
- Preserving safety and efficiency of existing transportation facilities through access management; and
- Ensuring the corridor continues to be an attractive gateway into our community.

Web Site for Public Access

www.talgov.com

A web page has been developed specifically for this project within the City of Tallahassee-Leon County Planning Department web site. The page provides current information about the project status, announcements of upcoming meetings, maps, and summaries of public feedback. Contact telephone numbers and e-mail addresses are listed. Please continue to check the web site for updates throughout the year.



Public Involvement

Input was received from residents, local business owners, state officials and City/County staff through a variety of methods.



Public Meetings

A series of Public Workshops with residents and local business owners were held to involve the public and interested agencies in the Corridor Study. *The following are the list of workshop dates:*

April 10-11, 2003

October 2-3, 2003

February 23-24, 2004



At these workshops, the primary concern centered around maintaining the scenic beauty of the corridor and enhancing its gateway qualities. Many attendees expressed the desire to minimize commercial development along the corridor.

Stakeholder Meetings

Input into the study was gathered from public officials, as well as County, City and FDOT staff.



This input was utilized to develop the following Corridor Principles:

1. Focus on making places not individual buildings;
2. Customize a Plan specific to the corridor;
3. Focus on land use-transportation relationships and connective opportunities;
4. Corridor development to transition in scale, intensity, and character towards residential preservation uses;
5. Not just another layer but an alternative LDR/review process;
6. Harmonize with existing LDRs;
7. New LDRs to be design/qualitative based and not standardized formulas; and
8. Allow land use and mixed use flexibility by regulating building typology and development standards.

Recommendations and Acknowledgments

General Recommendations

To meet the roadway and land use objectives of this study, both short-term and long-term recommendations are provided:

Roadway Recommendations – Short Term

1. Preserve the existing canopy to the extent possible through proper location of sidewalks and utilities.
2. Enhance multi-modal connectivity through construction of multi-use trails, pedestrian sensitive features at intersections, bus stops and park-and-ride facilities.
3. Manage access through realignment of intersections, extension of turn lanes, spacing of signalization, and proper location of median openings.
4. Realignment of the Highland Road and Edenfield Drive intersections to improve safety and traffic operations.
5. Relocate sidewalk away from existing curb to enhance pedestrian safety and improve aesthetic quality.

Roadway Recommendations – Long Term

1. Extend pedestrian facilities north along selected intersecting roads to the Miccosukee Greenway and east to I-10 to provide connectivity to neighborhood facilities.
2. Evaluate need for traffic calming features on selected residential streets. Citizen input is needed.
3. Enhance landscaping along the corridor, and specifically at Capital Circle, Dempsey Mayo Road and I-10, to highlight the City gateway. Include streetprinting at intersections to highlight pedestrian features.
4. Investigate signalization warrants at Dempsey Mayo Road, Taylor Road and Edenfield/Highland Roads.

Land Use Recommendations – Short Term

1. Adopt the future land use amendments as identified in the Corridor Study – Residential Corridor (RC), Residential Corridor Node (RCN), I-10 business and Employment District (I-10 BE).
2. Adopt and implement development standards as recommended in the Corridor Study.
3. ~~Coordinate location of proposed transmission line and relocate away from Mahan Drive.~~ *(The Board noted that they objected to the overhead transmission line along this corridor and will address this issue in the appropriate forum.)*

Land Use Recommendations – Long Term

1. Encourage internal connectivity within future developments.
2. Incorporate recommendations from Center for Urban Transportation Research (CUTR) report, as appropriate.
3. Rigorously regulate access as new developments are applied for.
4. Increase transit opportunities through addition of new routes, extension of existing routes, added bus stops and more frequent access.

Acknowledgments

This study was approved by and completed under the auspices of the Leon County Board of County Commissioners. Guidance and direction was provided by staff within Leon County and the Tallahassee-Leon County Planning Department, Leon County Public Works and Growth Management Department.

Genesis Group and Quest were responsible for completion of the work product.

For further information on this study, please contact:


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What's Next?

The Tallahassee-Leon County Planning Department staff is working in conjunction with both the City and County Growth Management Departments to prepare

Comprehensive Plan and Land Development code amendments implementing the recommendation of this plan for the July 2004 Comprehensive Plan amendment cycle.

Handout prepared by:
 GENESIS GROUP