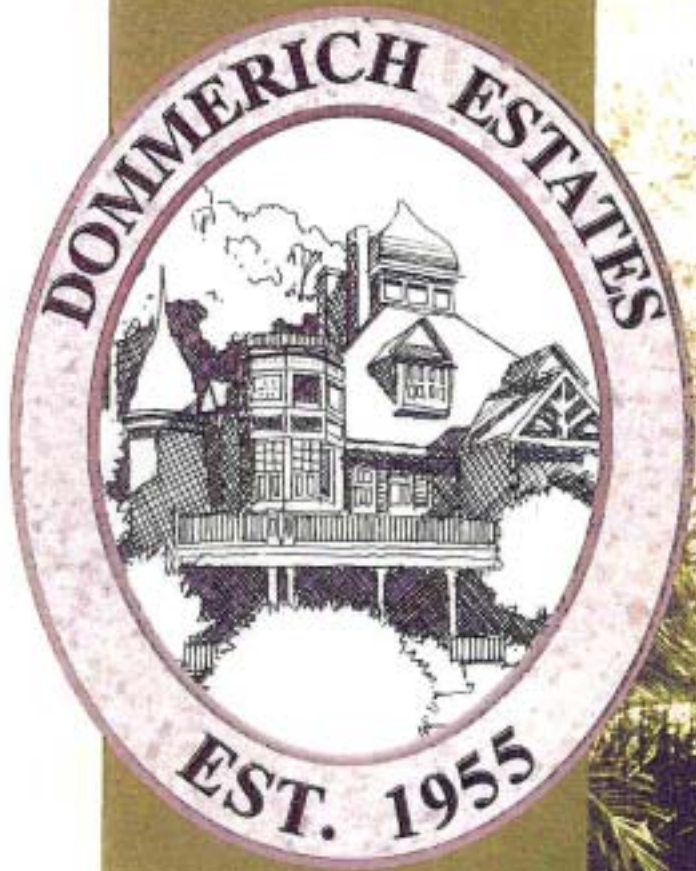


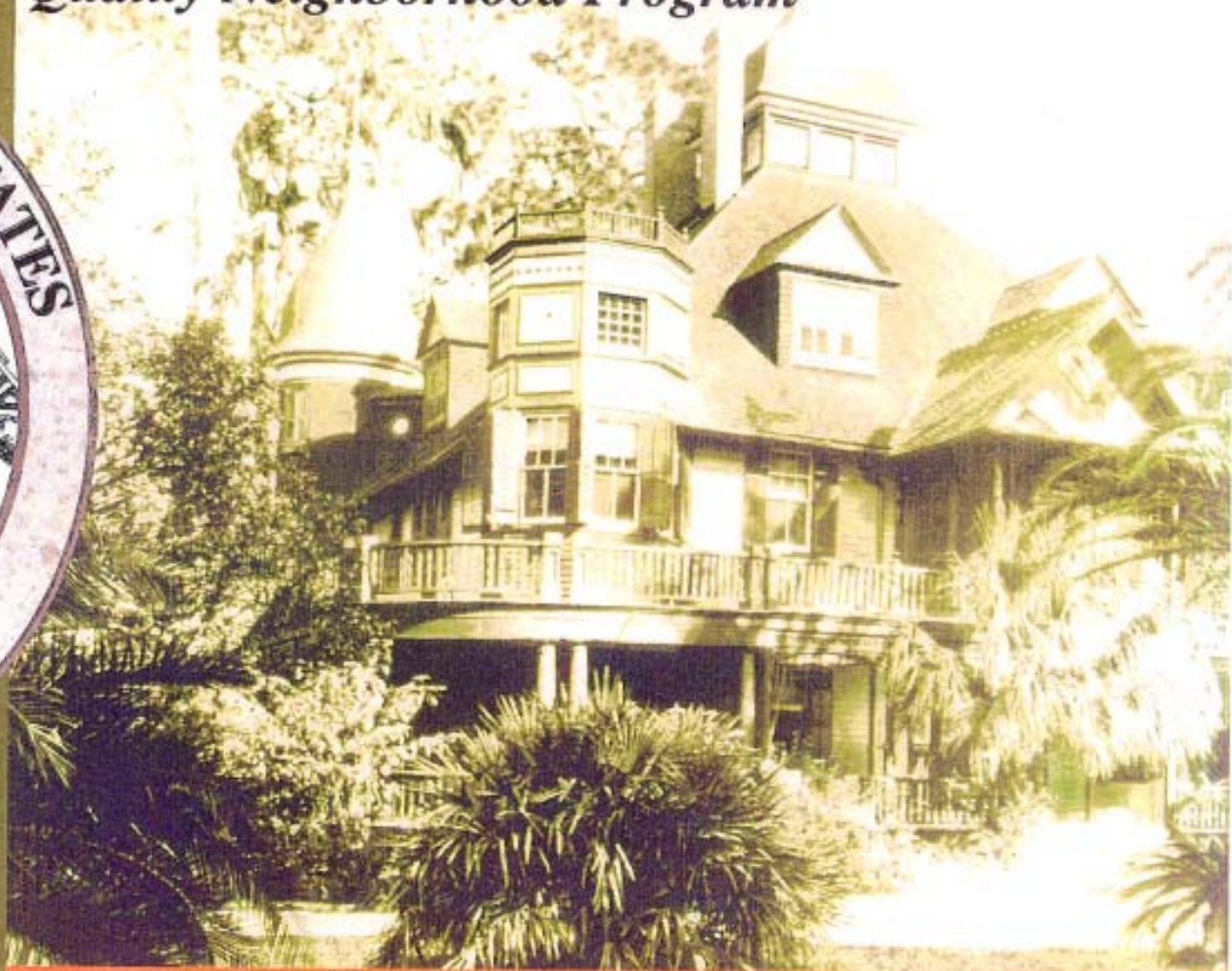
City of Maitland

DOMMERICH ESTATES

Quality Neighborhood Program



*Entry column logo, based on
photo of the original historic
Dommerich Estate Home &
Subdivision platted in Orange
County, June 7, 1955*





The primary intent of Maitland's Quality Neighborhood Program (QNP) is to focus on the City's infrastructure improvements and incorporate quality design standards thereby preserving and improving existing neighborhood quality and residential character.

The neighborhood residents initiate the QNP process by asking the City to partner with the local property owners in the area. It is a collaboration to upgrade the neighborhood and decrease the area's deficiencies ranging from infrastructure improvements to aesthetic issues. The Program includes a neighborhood consensus-building and conceptual phase, which takes between eighteen months and three years, depending on the number of affected property owners, followed by public hearings and approval by the Planning and Zoning Commission and Maitland City Council, and, finally, the design and construction of approved improvements over a five to ten-year period. Neighborhoods which have completed the QNP process include Windgrove, Lake Sybelia, Lake Catherine, Central/Ventris, and the Live Oak/Ventris/Pinecroft neighborhood areas. The Ridgewood area and the Greenwood Gardens neighborhood area have completed the first two phases, but have not yet had the improvements designed and constructed.

Objective 3 of the City of Maitland's Comprehensive Development Plan establishes the City objective to preserve all "established" residential neighborhoods and improve all other residential neighborhoods until they reach at least a "stable" quality. For this Objective, "established" and "stable" are quantifiable performance measures based on the ability of a neighborhood subarea to meet eleven criteria adopted by the City for its residential areas. The criteria are as follows:

1. Central Sewer
2. Potable Water and Plumbing
3. Pavement and Drainage
4. Sidewalk Systems
5. Tree Canopy greater than 30%
6. Acceptable Levels of Non-Residential Traffic
7. No Adverse Impacts from Non-Residential Land Use
8. Vacancy Rates less than 5%
9. No Visual Structural Deterioration
10. Stable/Increasing Property Values and the Renter/Owner Ratio is less than .5 (50%)
11. Housing Age is less than twenty years old

If the neighborhood area meets all of the criteria or fails to meet one or two of the above criteria, it is classified as "Established", which is the highest of classifications. If the neighborhood area fails to meet three of the criteria, it is classified as "stable". If the neighborhood area fails to meet four or five of the criteria, it is classified as "Transitional", while failing to meet more than five of the criteria will result in either a "Rehabilitation" or "Redevelopment" classification.

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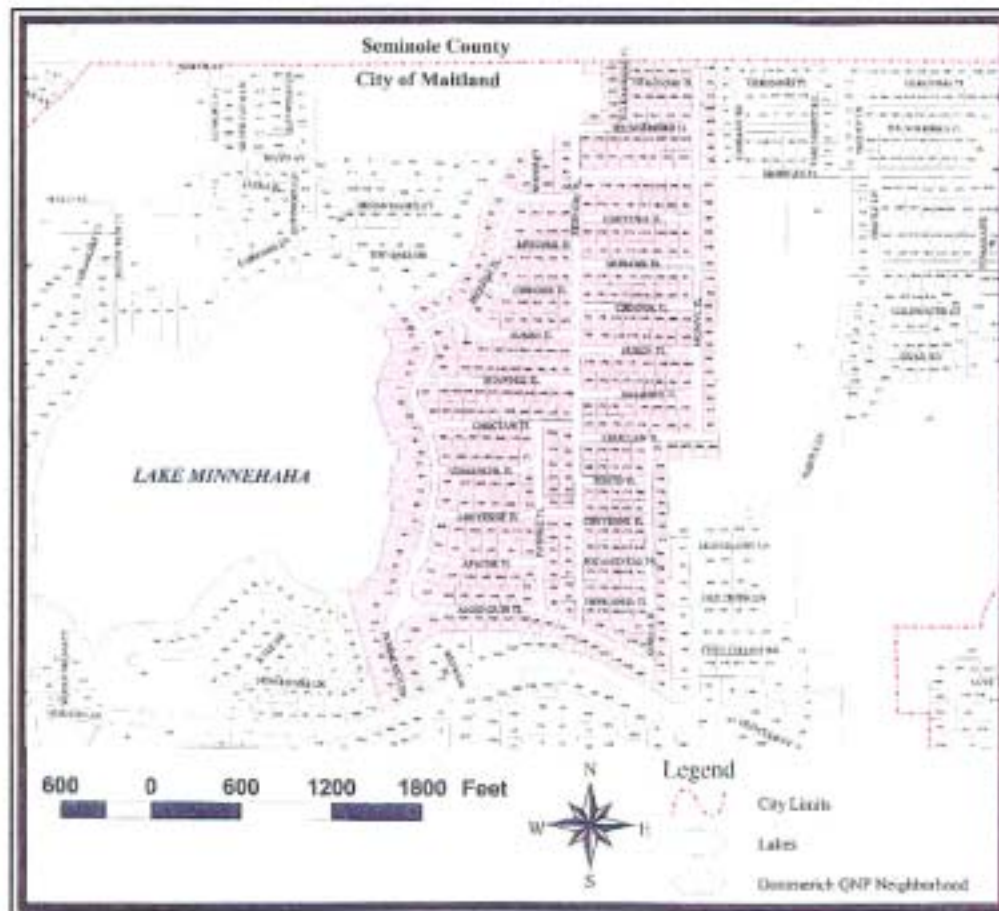
THE DOMMERICH ESTATES NEIGHBORHOOD

The Dommerich Estates neighborhood includes 470 properties, all but four of which have been built upon for single-family detached residences. The neighborhood was developed in the late 1950s and 1960s through a series of subdivisions, including Dommerich Estates, Dommerich Estates First through Fourth Additions, and Dommerich Woods. The neighborhood area includes all lots in these subdivisions except for eleven which either front only on Horatio Avenue or only on Wigwam Place. There are no unplatted parcels of land in the QNP. Map A illustrates the participating homes between Lake Minnehaha and Dommerich Elementary/Maitland Middle School campus, and north of Horatio Avenue in the City of Maitland. Based on the adopted criteria, the majority of the neighborhood area is classified as "stable", failing to meet the housing age (#11), potable water and plumbing (#2), and sidewalk system (#4) criteria. In addition, concern was expressed that future lack of repair would result in the neighborhood failing to meet the pavement and drainage criteria and possibly the structural deterioration criteria over the next ten years. Nevertheless, the existing tree canopy, access to Lake Minnehaha and the chain of lakes, proximity to Minnehaha Park and the Community Park, and the quality school system bolsters this area as an attractive residential area and a stronghold for families. The Quality Neighborhood Program is a tool to support this attractive residential neighborhood.

Neighborhood residents petitioned the City in August 1999 to enter into the QNP. On November 4, 1999, the Planning and Zoning Commission, after receiving input at a public hearing, approved the QNP and authorized City staff to work with the neighborhood through the conceptual planning and consensus-building phase. City Council authorized expenditures for the conceptual phase at its meeting on November 8, 1999. Since then, a volunteer Steering Committee and a variety of specialty subcommittees (Transportation, Infrastructure, Character and Design, and Finance) made up of interested homeowners in the affected area have been formed to assist City staff in formulating the communications to the overall neighborhood owners. Due to the size of the area, a variety of methods were implemented to obtain neighborhood input, including community meetings at the local elementary school, walking tours with homeowners for specific improvements, subcommittee meetings, surveys and interim brochures providing updates, Orlando Sentinel articles, and updates in the Dommerich Beach and Civic Association Newsletter.

In discussions with neighborhood residents and the initial community workshop on March 4, 2000, the following issues were noted:

- Traffic concerns on the local collector streets, primarily Dommerich Drive, Algonquin Trail, Arapaho Trail and Seneca Trail.
- Neighborhood identity at the three entry locations to the neighborhood.
- There are areas of the neighborhood that have ponding water during storm events.
- Stormwater quality issues predominated, from lakefront swales and lake quality for Lake Minnehaha to curbing or lack thereof, to streetsweeping and erosion issues.
- Lift Station #2 on Dommerich Drive was illustrated as an eyesore and potential environmental issue if it backed up.
- Undergrounding utilities is high priority, but cost may be an issue.
- Restoration and clean up after public improvements was a concern.



Map A Location Map

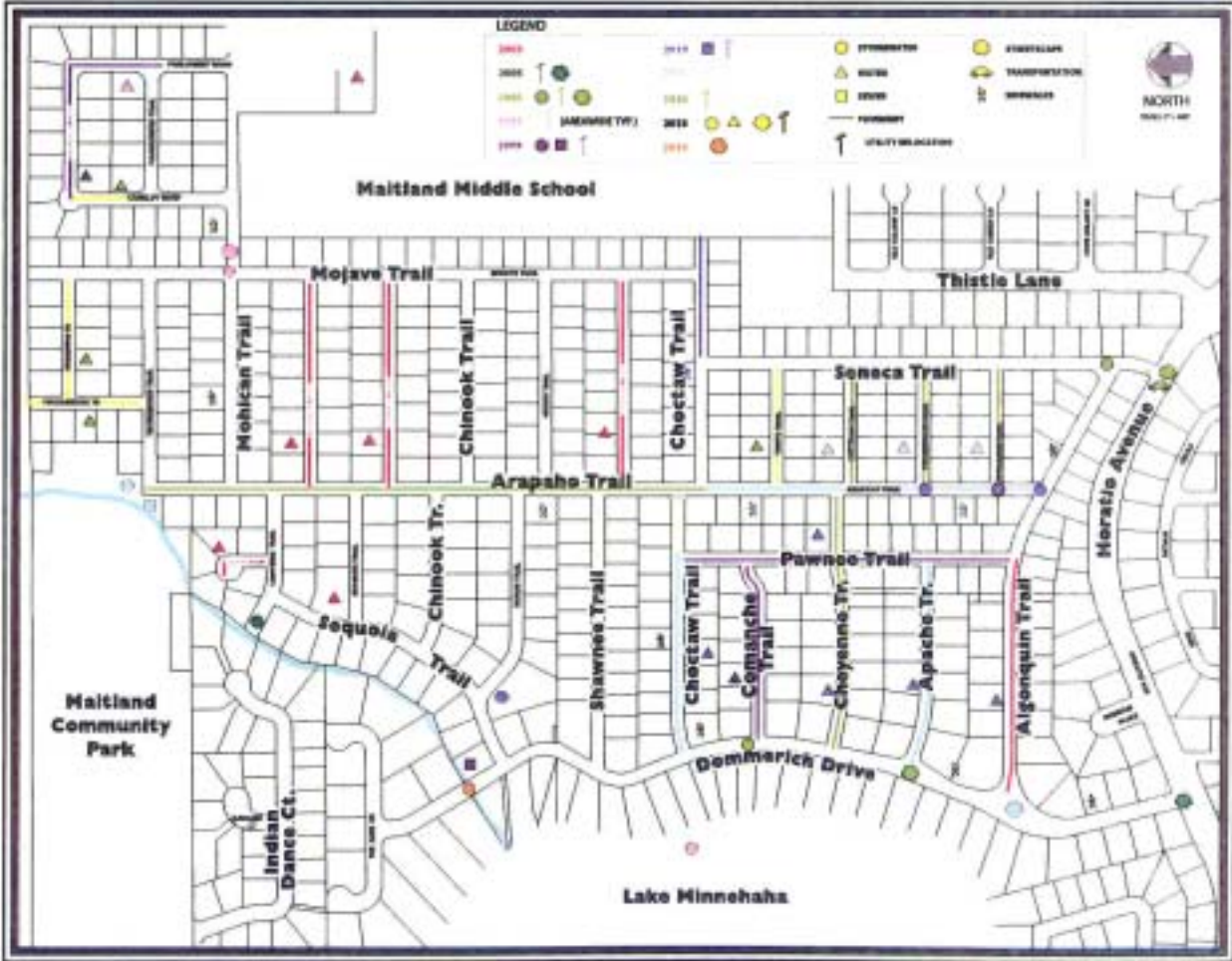
- Street lights, or lack thereof, was a concern due to the darkness of some of the streets.
- Aesthetics: the existing location, treatment and maintenance of public facilities (street signs, lift station, storm inlets, fire hydrants) in the area detract from the quality of the neighborhood.

a nice older tree canopy and the area is fairly large and would benefit the City as a whole with tree canopy increases.

These issues and concerns were discussed and potential solutions were reached, to the point that the neighborhood representatives and neighborhood residents petitioned the City to enter into a Quality Neighborhood Program to formally join with the City to upgrade the quality of the neighborhood. Since then, four working subcommittees comprised of volunteers from the neighborhood worked on Infrastructure, Character and Design, Finance and Transportation issues, reporting to a Steering Committee which assisted the City to prepare survey instruments and coordinate the various solutions cohesively.

ides discussions with neighborhood residents, the following issues or criteria published in the Comprehensive Development Plan were noted as deficient:

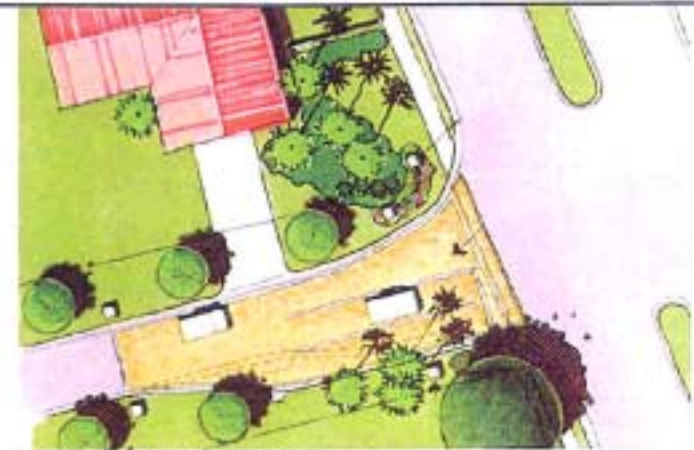
- The gravity sewer lines and manholes in the neighborhood are subject to infiltration from groundwater during storm events due to aging, as the manhole covers and cracks in pipes allow water into the system and to the treatment plant.
- There are still areas in this neighborhood with 2-inch water lines, which may affect fire flows and peak usage in the morning and evening hours. There are infrastructure improvements identified for the area through the City's monitoring programs for the various utilities and roadways.
- Woods Court is substandard based on the Pavement Conditions Rating (PCR) for roadways and needs to be resurfaced. Other streets should be resurfaced with completion of water, stormwater, and utility relocation work.
- The sidewalks on Horatio Avenue entering into the neighborhood are in disrepair at specific locations, and need to be repaired. The same is true for portions of the sidewalk system on Mojave Trail. There are no internal sidewalks on the local collector streets connecting to the schools and park areas.
- School buses and school traffic are not organized to prevent stacking on the public streets. This also creates a safety concern for pedestrians, especially children, during peak loading and unloading hours.
- The trees, as in other neighborhoods, provide the area's greatest natural asset. This is a great neighborhood to establish a second generation of trees for the lakefront and streets, as there exists



Map B, Dommerich Estates QNP Phasing Plan

Map B, Dommerich Estates QNP Phasing Plan, (see page 4) and Table 1, Dommerich QNP Improvements Costs (see page 8), illustrate the physical improvements proposed for the neighborhood area. As illustrated in the Table, the improvements are as follows:

1. **Entry Features and Streetscape-** A simple block half-wall with stacked stone face entry feature is proposed for the two major entries at Horatio/Seneca Trail and Horatio/Dommerich Drive intersections, as well as at the secondary entry at Mohican/Mojave, just east of the school grounds. To provide a marker for the historic significance of the neighborhood, a replica logo of the Dommerich family home and the establishment date of the neighborhood is proposed at each entry. Brick will be installed on the roadway at these entrances to emphasize the quality of the area and complement the side treatments. These would be some of the first improvements completed and are proposed for the first few years after approval, with the entry at Dommerich Drive installed in fiscal year 2005 (year begins October 1, 2004), the Seneca Trail entry installed in fiscal year 2006, and the Mojave/Mohican entry installed in fiscal year 2007. This element of the Plan is estimated to cost \$126,000, to be paid through an assessment program by the neighborhood property owners (\$280/home).
2. **Transportation Improvements-** At the same time as the entry treatments are being installed, there are right-turn lanes proposed for Dommerich Drive and Seneca Trail to assist with vehicles stacking at the intersections during the morning and evening peak hours. Curbs would be replaced and major ponding problems on Seneca Trail would be addressed with the improvements. On Seneca Trail, Algonquin would be realigned to provide more stacking room on Seneca and provide better visibility at this intersection. The current traffic signals would be replaced with decorative mast arms similar to that installed at the Wymore/Sandspur Road intersection in the City. The mast arms may be delayed to coincide with the relocation of power lines. This element of the Plan is estimated to cost \$600,000, to be paid through the City's Capital Improvements Program.
3. **Underground utilities and streetlights-** Pedestrian-level streetlights (a spun-concrete fluted post, at a sixteen-foot height, with a town and country shielded fixture similar to those installed on Live Oak Street) are proposed, as well as relocation of all utilities underground. The lines will be relocated underground along the front right-of-way, as opposed to some of the current locations in the rear of the properties. The entire project will include the use of a directional bore system (using a machine to push and pull wires underground under trees as opposed to trenching and cutting roots of trees). This will improve the electric service to the schools and neighborhoods north and east of the Dommerich area as well, and provides a major feeder link along Horatio Avenue to be upgraded which will benefit the City as a whole. Likewise, the construction of storm water, pavement, water and transportation improvements in the neighborhood would make the timing of this conversion opportune.



DOMMERICH ENTRANCE



SENECA ENTRANCE



MOHICAN ENTRANCE



DOMMERICH ENTRANCE



SENECA ENTRANCE



As proposed, the City would need to obtain easements from some of the residents for the transformer locations (all major Equipment is proposed to be installed in the rights-of-ways or easements by the schools to reduce visual clutter) in the first twelve to eighteen months (fiscal year 2005 and 2006), and convert existing three-phase customers to single-phase services, with actual construction to begin in fiscal year 2009 or 2010 and to be completed in fiscal year 2012. The improvements include switching out three-phase customers to single-phase service where needed, as well as the underground connections to the individual homes, which are proposed to be bid out as a larger group to reduce costs. Non-electric service providers (cable, telephone) will be requested to bury their lines at the same time to provide efficient costs and eliminate all overhead lines. Costs, if any, for cable or telephone relocation will be borne by the City. This element of the Plan is estimated to cost \$2,100,000, with approximately \$1,000,000 paid for from the City's Capital Improvements Program and \$1,100,000 to be assessed to neighborhood property owners (\$2,270.00/home).

4. Stormwater improvements are proposed throughout the neighborhood area, beginning with the repair to existing curb inlets and reducing ponding problems at intersections noted in the survey from the neighborhood. In addition, the current storm water from the neighborhood flows into Lake Minnehaha unfiltered, adding pollution with every rainstorm due to the oils and fertilizer from the streets and yards being washed into the lake without treatment by a storm pond or other pretreatment. The Plan proposes to remove asphalt on Chippewa Trail just east of the Lake of the Woods Creek in fiscal year 2004 and to install a retention pond to treat storm water in this area. In addition, the Plan proposes to install a CDS unit or some pretreatment system under Dommerich Drive at the intersection with Comanche Trail to treat pollutants at two or more of the inlets on Dommerich Drive in fiscal year 2009 by consolidating some of the inlets and redirecting flows to the treatment device. Besides these improvements, the City will provide a maintenance program for the bridge and culvert at Dommerich Drive just north of Sequoia Trail and will reshape the pond at the entrance to the park on Arapaho Trail to ensure the full treatment potential is gained from this area. This Element of the Plan is estimated to cost \$450,000, to be paid from the City's budgeted Capital Improvements Program.

5. There are two pocket park areas in the neighborhood- one at the intersection of Algonquin Trail and Dommerich Drive and the other at the intersection of Apache Trail and Dommerich Drive. With the relocation of utilities underground, these areas are proposed to be renovated in order to establish pleasant open space and respite areas in the neighborhood. The park areas are proposed to be upgraded in fiscal year 2011 and 2012. This element of the Plan is estimated to cost \$25,000, to be paid through an assessment to neighborhood property owners (\$60/home).

6. **Water line upgrades** will be scheduled over the next ten years for fifteen of the streets in the neighborhood, and fire hydrants will be installed with the upgraded lines. This element of the Plan is estimated to cost \$1,000,000, to be paid from the City's budgeted Capital Improvements Program.

7. **The Plan proposes to seal the gravity sewer lines and manholes** to prevent infiltration of unwanted stormwater into the system and to prolong the pipe life cycle. This is proposed for fiscal year 2003. Improvements are proposed for lift station 2 on Dommerich Drive, with the increase size and relocation of the wet well to the intersection of Sequoia under the pavement and a change to submersible pumps. The area will be restored using brick and landscape material to better buffer this utility and continue the traffic calming affect of the brick used at the intersection of Dommerich and Horatio. This project is proposed for fiscal year 2009 and is estimated to cost \$500,000, to be paid from the City's budgeted Capital Improvements Program.

8. **The neighborhood streets will be resurfaced** as various infrastructure elements are completed over the next ten to twelve years. The City will review the use of curbs and reduce ponding problems while completing this element of the Plan. This element of the Plan is estimated to cost \$750,000, to be paid from the City's budgeted Capital Improvements Program.

9. **Sidewalk improvements are proposed for the north side of Algonquin Trail** between Dommerich Drive and Seneca Trail, the east side of Dommerich Drive from Horatio Avenue to Choctaw Trail, the north side of Choctaw Trail from Dommerich Drive to Mojave Trail, the west side of Arapaho Trail from Algonquin Trail to the Community Park, and the north side of Mohican Trail from Arapaho Trail to Mojave Trail, and both sides of Mohican Trail east of Mojave Trail. This will provide safe connections to the various parks and schools and major arteries in the neighborhood without placing a sidewalk on all streets. The first sidewalk is proposed to be installed on Algonquin Trail in fiscal year 2003, with the remainder to be scheduled with completion of the infrastructure elements on those streets (Arapaho in fiscal year 2011, Choctaw in fiscal year 2012, Mohican in fiscal year 2013,



ALGONQUIN OPEN SPACE PARK

and Dommerich Drive in fiscal year 2014). The sidewalks will be designed to preserve existing trees and onstreet parking will not be impacted by these improvements, as the entire roadway is not required to be narrowed to install the walkways (an early survey confirmed that the neighborhood did not want to narrow entire lengths of roadway for sidewalks due to parking needs and safety concerns). This element of the Plan is estimated to cost \$500,000, to be paid from the City's budgeted Capital Improvements Program.

1

Dommerich QNP Improvements Costs

| Improvement | City Cost | City % | Resident Cost | Resident % | Total Cost |
|--|--------------------|--------|--------------------|------------|--------------------|
| Undergrounding Utilities | \$1,000,000 | 48% | \$1,100,000 | 52% | \$2,100,000 |
| Stormwater | \$450,000 | 100% | \$ - | 0% | \$450,000 |
| Water | \$1,000,000 | 100% | \$ - | 0% | \$1,000,000 |
| Sewer | \$500,000 | 100% | \$ - | 0% | \$500,000 |
| Transportation Improvements | \$800,000 | 100% | \$ - | 0% | \$800,000 |
| Pavement Restoration | \$750,000 | 100% | \$ - | 0% | \$750,000 |
| Pedestrian Paths | \$500,000 | 100% | \$ - | 0% | \$500,000 |
| Entry treatments | 0 | 0% | \$126,000 | 100% | \$126,000 |
| Traffic Calming Pavers | 0 | 0% | \$54,000 | 100% | \$54,000 |
| Algonquin/Apache Intersection Redesign | 0 | 0% | \$25,000 | 100% | \$25,000 |
| | \$4,800,000 | | \$1,305,000 | | \$6,105,000 |

It should be noted that infrastructure improvements are included with the Quality Neighborhood Program to provide a comprehensive upgrade to the area. Though paid through the City's Capital Improvements Program, these improvements are scheduled so that the construction process and aesthetic improvements are coordinated to provide least intrusion in the neighborhood over the long term.

This proposed program would upgrade the neighborhood to an "Established" classification and provide incentive for the neighborhood to improve over the years to maintain this Established classification. Table 2 illustrates the improved status in the criteria established by the City, comparing existing and proposed conditions.

As noted in Table 1, \$4.8 million of the proposed total \$6.1 million in proposed improvements is paid through the City's Capital Improvements Program. For homeowner costs, including a portion of undergrounding utilities, entry treatments and Algonquin/Apache Park, the City will bill the homeowner once the improvements have been installed and accepted. As a result, the bill will not be sent until 2013 or 2014, approximately nine years from the program adoption. The total bill proposed for the property owners is \$2,610.00/home, which may be reduced through cost savings but cannot be increased once adopted by City Council. The process is as follows:

All of the upgrades for the Quality Neighborhood Program will be completed before an assessment is charged to the property owner. It can be paid for in two different ways, either as a lump sum or a payment per year spread out over a ten-year period, at the owner's option. This ten-year payment option, if selected, is then added into the property owners tax bill and a lien is placed on the property. No partial payments are allowed to be paid on the tax bills.

If the property owner decides to pay as one lump sum fee payment, there is no pre-payment charge. If the owner chooses to pay for the improvements over a ten-year period of time, there will be a yearly 7% interest fee charged on the account as well as a yearly administrative fee (typically, \$10 or \$20, depending on whether the City or County is collecting the fee). The payment will be calculated to the same rate each year and will not increase due to increased construction costs imposed during the project. If there is an increase in cost associated with the assessment, that increase will be absorbed by the City of Maitland. At any time, the homeowner may pay off the total cost without penalty.

2

Neighborhood Classification Matrix

North of Horatio Avenue, East of Lake Minnehaha, West of Dommerich Elementary School

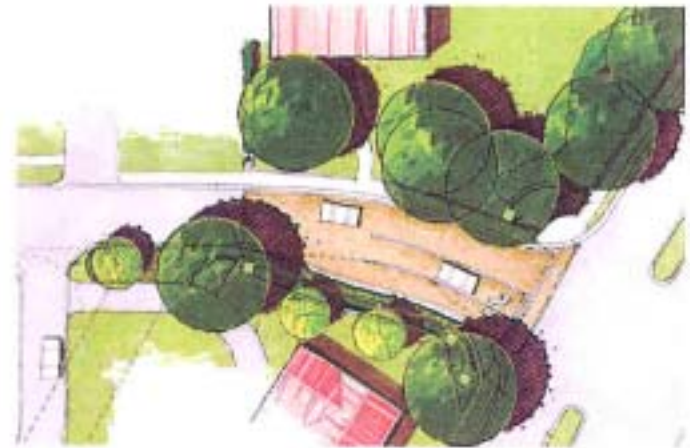
*Note: An "X" placed in a box indicates criteria met.

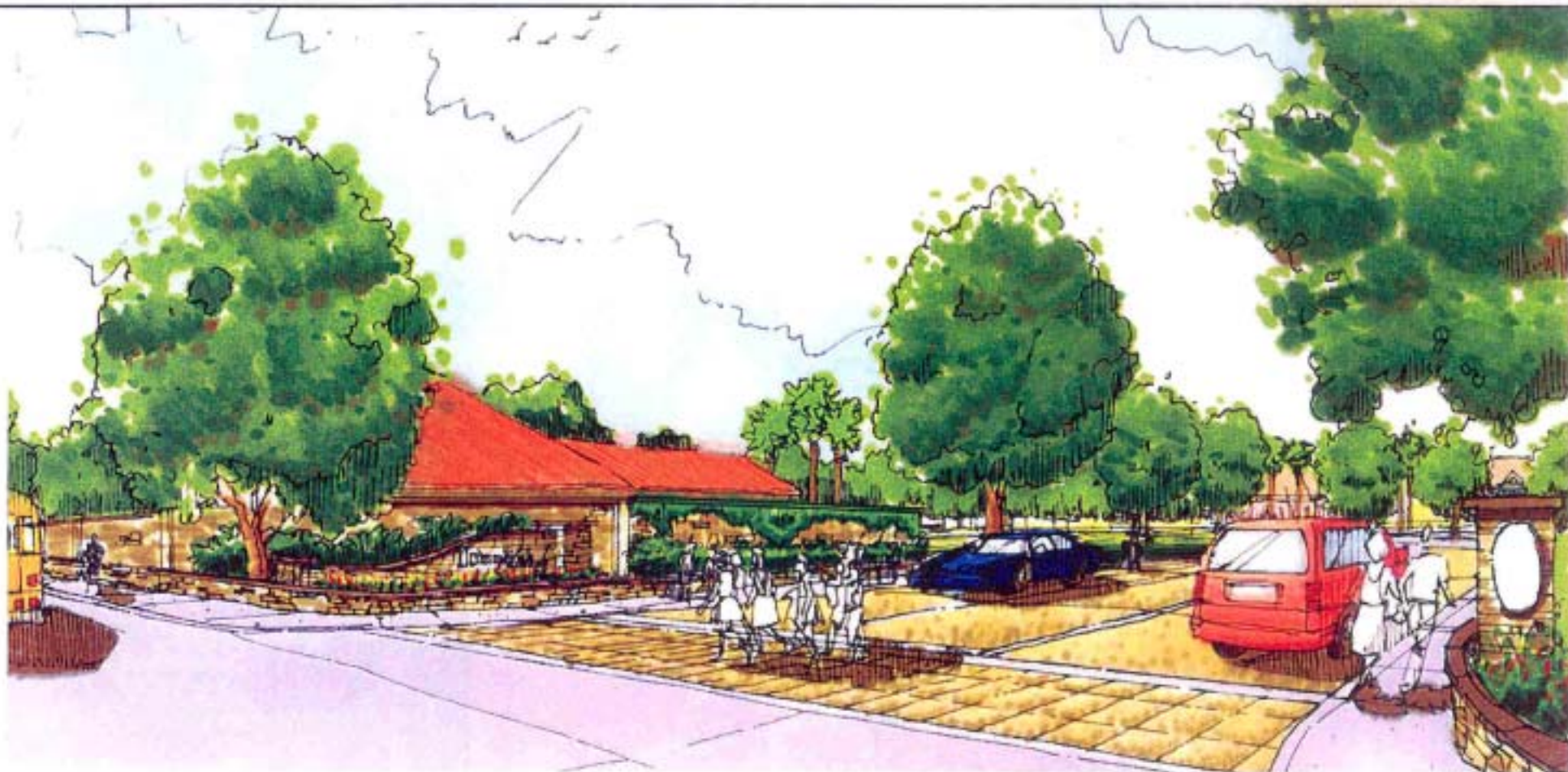
| NEIGHBORHOOD CRITERIA | 1990 | 1996 | PLAN |
|---|--------|--------|-------------|
| 1 Central Sewer | | | |
| 2 Potable Water and Plumbing | X | X | |
| 3 Pavement and Drainage | | | |
| 4 Sidewalk Systems | X | X | |
| 5 Tree Canopy >= 30% | | | |
| 6 Acceptable levels of Nonresidential Traffic | X | | |
| 7 No Adverse Impacts from Non-Residential Land Uses | | | |
| 8 Vacancy Rate < 5% | | | |
| 9 No Visual Structural Deterioration | | X | |
| 10 *Stable/Increasing Property Values + Renter/Owner Occupancy Ratio <= 50% | | | |
| 11 Housing Age > 20 Years | X | X | X |
| Number of Criteria Not Met | 4 | 4 | 1 |
| CLASSIFICATION | STABLE | STABLE | ESTABLISHED |

Information referenced from the City of Maitland's Comprehensive Development Plan 1991-2016 Housing Element Monitoring Report August 1996

Once the Quality Neighborhood Program is approved by the Maitland City Council, coordination will be required with a Neighborhood Working Group to ensure communication continues with the residents and that future design matches the intent with the conceptual stage. During the first four years, the working Group will be working with the City's Electrical Power Advisory Board to continue to reduce the total costs for burying power lines and to lobby for additional aesthetic designed streetlights to be added to the company's standards list. Any options for streetlights will be offered prior to installation to the neighborhood for a vote, as long as the lights do not require additional maintenance costs to the City. In addition, the Working Group will review final design documents for the entry features, transportation improvements, infrastructure upgrades (lift station, etc.) and electrical power system to ensure the character of the neighborhood is maintained. All sidewalk designs will be coordinated with the individual property owners in front of whose homes the sidewalks will be installed. Likewise, the entry features and open space/park areas will be reviewed with the adjacent property owners prior to finalizing design and beginning construction. Meetings and various review opportunities will be posted on the City's Web Page in a section dedicated for neighborhood improvements.

A number of trees are in their mature years in this neighborhood. Likewise, there seems to be a predominance of oak trees, which makes the area susceptible to disease. The Plan proposes to limb up and provide intermediate care for the street trees in the neighborhood area, and to introduce new street trees and lake front trees to the neighborhood as part of the restoration phase at the end of the program. By adding a second generation of tree plantings, the area will not be subject to the huge gaps created when the bulk of the existing trees reach mature age and decline. Likewise, the introduction of additional varieties of street and shoreline trees will help to stop any spreading vegetation diseases in the neighborhood area. The City will offer trees at \$25/tree for residents wishing to maintain the trees once installed. This is not an assessed item, but instead trees will be made available for upfront purchase at the time they are ordered. The City subsidizes this program in order to sustain a canopy throughout the City.





After three years of planning and consensus-building, the improvements proposed in the Dommerich Estates Quality Neighborhood Program are reflective of the neighborhood maintaining and increasing its level of quality based on the City's criteria, and based on the concerns raised throughout by neighborhood participants. Based on the input during the process at subcommittee meetings, weekend neighborhood workshops, and the surveys, the residents are concerned with both basic infrastructure maintenance issues and aesthetic upgrades. The Master Plan presented in this summary document to be adopted by the City provides a comprehensive approach to these issues and concerns while recognizing

the compromise on the sidewalk issue (not requiring a major sidewalk network, while not ignoring minimum safety issues for accessing public attractions). The improvements will not be dramatic, though the long-term benefits from relocating the utilities will be substantial. Nevertheless, both residents and visitors to the Dommerich Estates neighborhood will be welcomed into an area proud of its history and poised for its future. The entry treatments, open space pocket parks, utility relocation underground and upgrades, and introduction of new trees on a widespread basis, will accomplish this and ensure a high quality of infrastructure for the neighborhood.

