

# Griffin Heights



NEIGHBORHOOD FIRST PLAN





# Griffin Heights

*Don't move. Improve!*

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## A Letter from the Griffin Heights Community Action Team

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Greetings:

Our team is proud to present the Griffin Heights Neighborhood First Plan, which is a true labor of love, as we have worked hard to find real solutions to some of the challenges that Griffin Heights has faced for years. We are grateful to have had the opportunity to participate in the City's Neighborhood First planning process, which guided our residents and stakeholders through a dynamic process that led to the development of this plan, a document that outlines a pathway to economic and social improvement for the Griffin Heights community.

Our neighborhood is located in the zip code that has the highest rates of poverty in the state; many residents are challenged by issues such as unemployment and underemployment, food insecurity and health disparities. For more than a year, the Griffin Heights Community Action Team and key stakeholders worked to formulate strategies and action items to address issues and concerns such as crime, housing, zoning, economic development and food desert. These issues have colored the world of our residents, especially our most vulnerable residents and local business owners. Starting earnestly in 2019, we all rolled up our sleeves and began the Neighborhood First planning process to find ways to improve conditions and relationships in Griffin Heights.

We invite you to fast forward to today as we present this plan that reveals the first line of attack against the things that have threatened and diminished our neighborhood. No more. We are ready to tackle those issues head-on. We believe the Griffin Heights Neighborhood First Plan outlines strategies and action steps to better support our people and revitalize our neighborhood so that we all can thrive. Here then, the plan presents some of the first strategies and models of approach to the big picture that we trust will begin to move us forward.

The Griffin Heights Community Action Team has worked in close partnership with the Griffin Heights Neighborhood Association, representatives from the City of Tallahassee, church and nonprofit leaders and a variety of other stakeholders to develop and refine this plan. We will continue these partnerships as we move forward to implement the plan.

We invite your participation, solicit your support and your spirit of positivity. Finally, we invite you to join us in “becoming a part of the change we want to see.”

Don't Move. Improve!

Sincerely,

Griffin Heights Community Action Team  
September 2020



Griffin Heights Community Action Team Co-Chairs  
Allie Taylor-Grant and Rodney Landers.







# 1 Neighborhood Profile







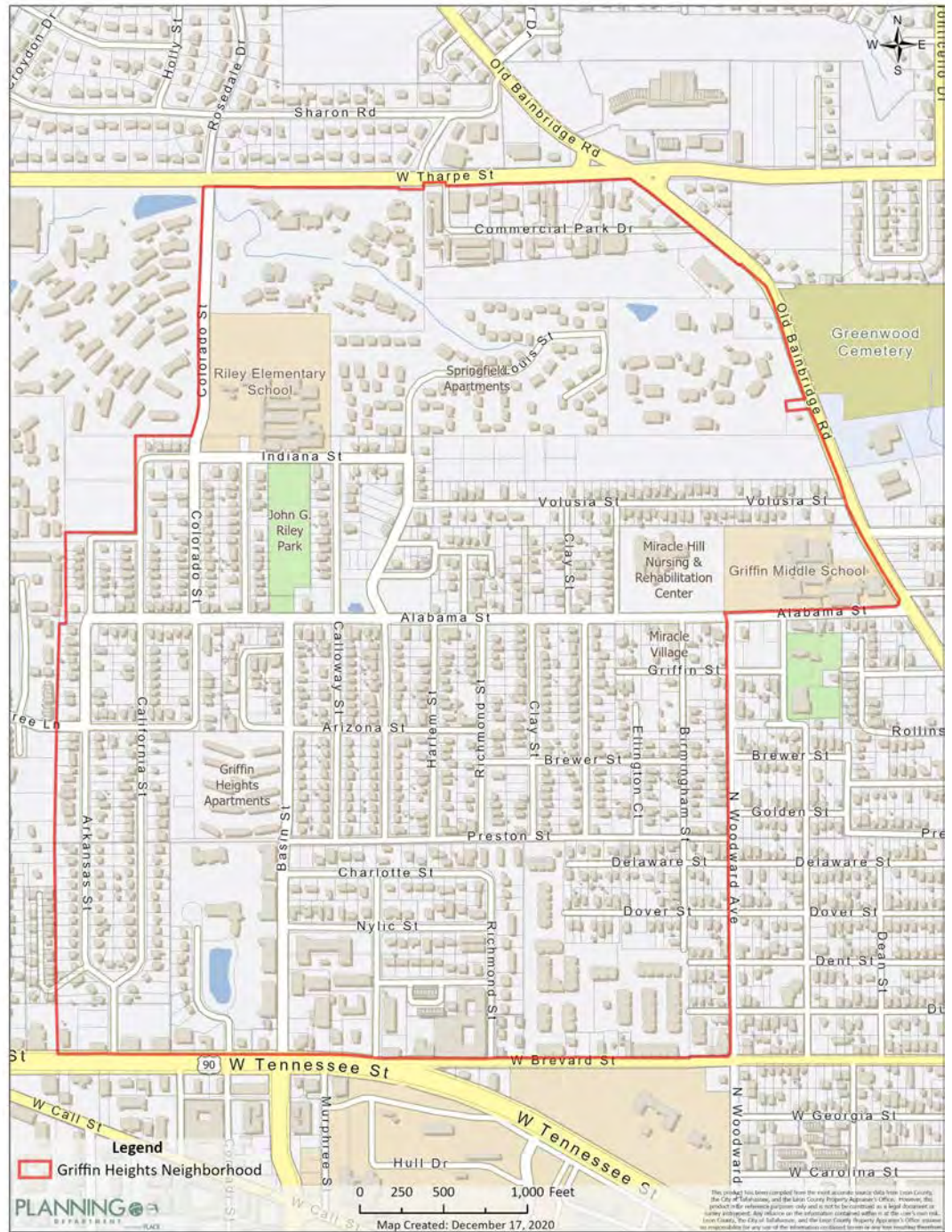


## Location and Boundary

The Griffin Heights neighborhood is located northwest of downtown Tallahassee. It sits north of Florida State University and west of the Greater Frenchtown neighborhood. Over the past four to five decades, Griffin Heights has expanded from the core streets of Abraham and Birmingham and a few connecting streets. It now encompasses multiple new streets and dwellings, including the Griffin College Heights subdivision.

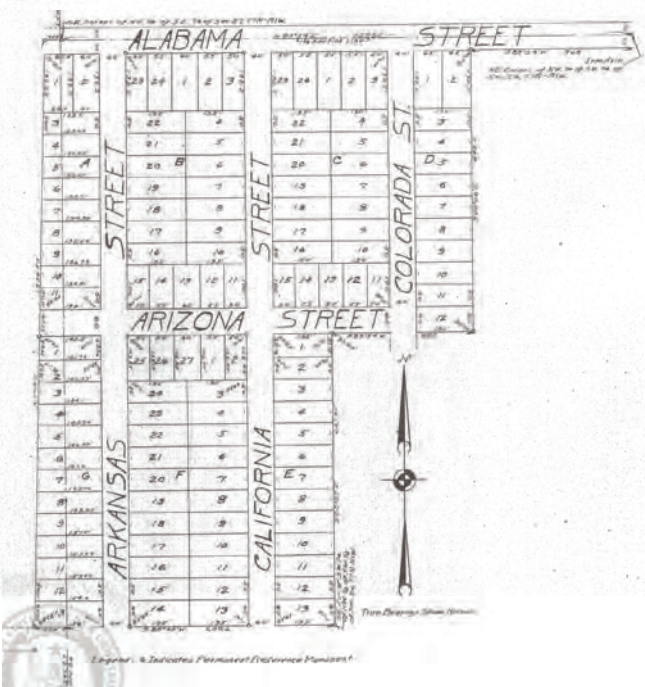
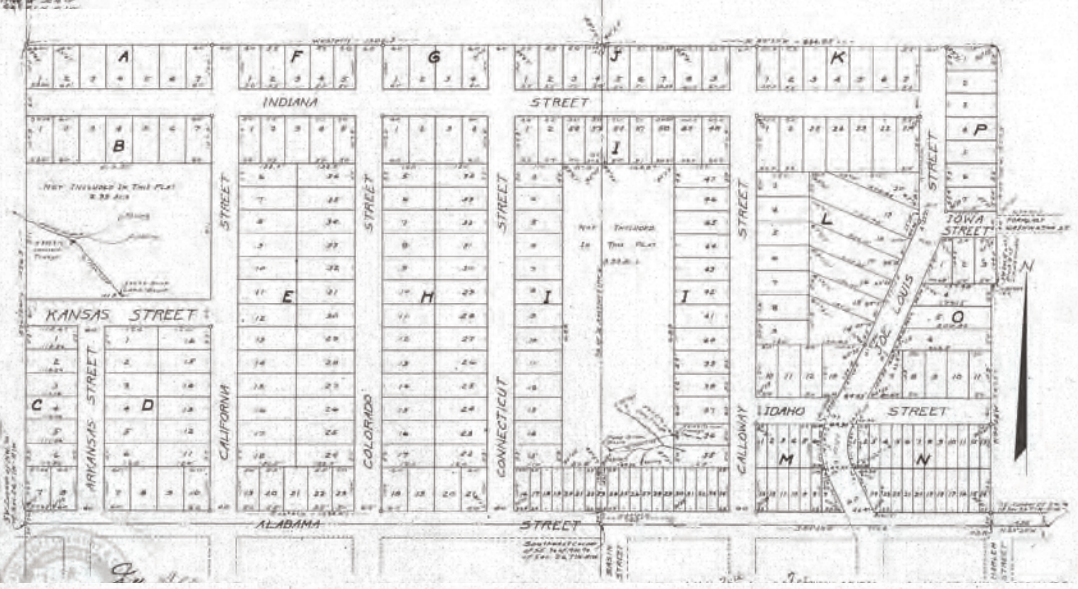
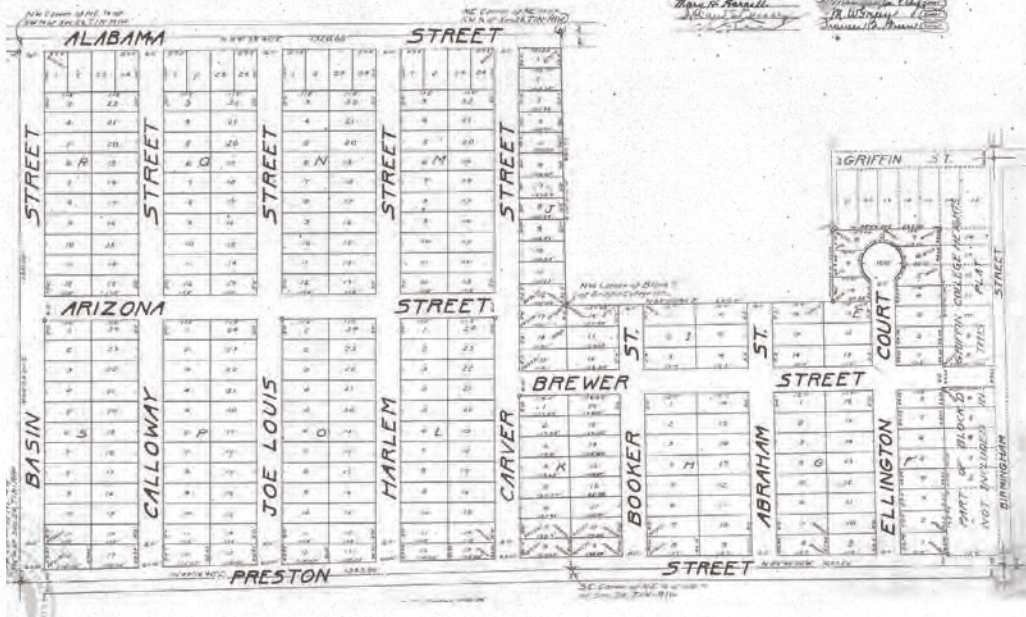
As outlined in the Griffin Heights Neighborhood Association bylaws, the current neighborhood boundaries include Tharpe Street to the north, Old Bainbridge Road and Woodward Avenue to the east, West Brevard Street and Tennessee Street to the south, and Colorado, California and Arkansas streets to the west.

Early plats of the east sections of the neighborhood are depicted in the images on the following page.



*Many residents consider the historical neighborhood boundaries to be Volusia and Indiana streets to the north, parts of Old Bainbridge Road and Woodward Avenue to the east, Golden and Preston streets to the south and Arkansas Street to the west.*





Top-left: Griffin College Heights subdivision, June 1930. Top-right: Griffin College Heights Addition, January 1946. Bottom-left: Spring Valley subdivision, May 1946. Bottom-right: Valley View subdivision, August 1945.



## Neighborhood History

The genesis of the neighborhood can be traced to the creation of the community's first school. In 1901, the State Primitive Baptist Church Convention met in Tallahassee to plan for the provision of quality education for the state's black youth. In 1907, this vision became a reality when 21 acres of land located from the corner of Old Bainbridge Road west along Alabama Street to Birmingham Street was purchased. A year later, the State Primitive Baptist Church Convention opened the Griffin Normal and Industrial Institute for Negroes at the intersection of Woodward Avenue and Alabama Street, which was between the neighborhoods of Springfield and Griffin Heights, just a stone's throw east of the present Miracle Hill Nursing and Rehabilitation Center on the corner of Alabama and Birmingham streets. The school was funded primarily by the community through fundraisers and served primary through 12<sup>th</sup> grades. It was named in honor of Reverend Henry Griffin, the first pastor of St. Mary Primitive Baptist Church #1, the first Primitive Baptist Church in the State of Florida (Perkins; Riley Archives, 2019). Local oral history suggests that the neighborhood derives the name Griffin from the school and Heights due to the school's original location on one of Tallahassee's highest hills (Delmas Barber, 2019). Plat maps (subdivision layout) indicate that the City of Tallahassee recognized Griffin College Heights as a platted subdivision within the City as early as 1930 (Leon County Clerk of Courts, 1930).

As the neighborhood grew, enrollment at the Griffin Normal and Industrial Institute increased. After World War II, the neighborhood continued to grow, providing homestead for post-war military families (Carrie Ross Sims, 2019). Non-military families also moved into the community, resulting in a wide array of professionals represented in the citizenry. Delmas Barber, who grew up in the neighborhood, commented, "Teachers lived next to domestic workers who had no education, and that's just the way it was." The wide mix of residents from different socio-economic levels within Griffin Heights occurred in part because of deeply rooted racial segregation, which limited neighborhood choices for African Americans. As families established themselves in the community, churches also moved into the community. During this time, the Griffin Chapel Primitive Baptist Church opened on the corner of Richmond Street and Arizona Street, under the leadership



Top: Griffin Middle School teachers who taught in the 1930s-1950s. Bottom (L-R): M.S. Lawrence, Beulah Gregory, Mr. Hall, and James "Cowboy" Lawrence, 1959. *State Archives of Florida photos.*



of Rev. J.H. Hobbs, making it one of the first churches inside the neighborhood boundaries. Many of the other churches serving the community were located along the boundaries of the community, just outside the neighborhood.

In the early 1950s, Griffin School began to accept students from rural Leon County Schools after the consolidation of the school district. The District began providing Griffin School with funding totaling about \$50,000 a year to accommodate for these changes (Althemese Barnes, 2019). With the admission of students from rural areas to Griffin School, several staff from these schools were also transferred to teach at Griffin School, leading to an increased number of residents within the neighborhood. Soon, additional classroom space was needed to accommodate the growing student population, which led to the relocation of high school grades to Lincoln High School in Frenchtown. In 1955, Griffin Middle School opened at its current location on the corner of Old Bainbridge Road and Alabama Street for middle school students. The old, two-story, white masonry building that housed Griffin School was utilized for special programs for a few years afterward and was later demolished.



Desegregation was a primary influence for demographic changes that occurred in Griffin Heights and other African American neighborhoods in the 1960s. Nearby Lincoln High School in Frenchtown closed in 1967 due to desegregation, which weakened some longstanding community ties. Many African Americans were bussed to the previously all-white Leon High School while others went to Rickards High School. Following Lincoln High School's closure, however, rising Juniors and Seniors (the classes of '68 and '69) were allowed to graduate from the school through its temporary relocation at Griffin School, which was reconfigured into Lincoln-Griffin Middle High School. Afterward, Griffin School became a middle school exclusively. Simultaneously, some families began moving out of the area to live closer to the new schools, including African American teachers. These factors resulted in a slow racial mixing of neighborhoods. However, "when it came to integration, it was like the blacks had to go to the whites and not vice versa. You know they sent [children] to the white schools, you know they did not do it the other way," said Aronetta Clausell Frison.

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Top: Griffin Junior High School basketball team, 1957. Bottom: Griffin Junior High School top spellers, 1961. *State Archives of Florida photos.*



## Past and Present Neighborhood Features/Assets

Some of Griffin Heights' strongest assets are centered on religious and educational institutions. As the community was built, many churches and schools served as gateways along the boundaries of the neighborhood. Though the neighborhood has since expanded outward, some of these institutions and others still play a vital role in the neighborhood as strongholds of community gathering, organization, and cohesion.

### Churches

One church that was essential to the neighborhood's backbone opened its doors in 1958 when the Clausell family established the Calvary Baptist Church on Joe Louis Street. Reverend Aaron and Bernyce Clausell opened the church after several prayer group meetings took place in their home on Joe Louis Street. Calvary sat amid the neighborhood and "that church and Griffin Chapel were like the two beacon lights in [the] community for many years. They were meeting places for the neighborhood. There was a JRE Lee Park Choir for the kids. [They] would have giveaways and stuff in the yard, and everybody would flock, just flock from everywhere" (Frison, 2019).

Today, Griffin Heights is home to seven churches within the neighborhood boundaries and several others are located on its periphery. The churches within the neighborhood boundaries include Anderson Chapel AME, Griffin Chapel Primitive Baptist Church, Glorious Tabernacle Ministries, New Birth Tabernacle of Praise, St. James CME Church, New Hope Missionary Baptist Church and True Light Ministries in the former location of Calvary Baptist Church. The churches are community gathering spaces that often host neighborhood association meetings and weekend activities. Church leaders and members run food banks, community clean-ups, and other events to meet the needs of their neighbors.



Top: Griffin Chapel Primitive Baptist Church. Middle: A marker noting the founding of Calvary Baptist Church on the building that is now True Light Ministries of Jesus Christ. Bottom: Anderson Chapel AME Church.



Top-left: Euphonium players of the Griffin Middle School band, 1956. Top-right: Griffin Junior High School beauty queen (Althemese Pemberton Barnes) and court, 1957. Bottom-left: Children in class at Griffin Junior High School, 1960. Bottom-right: Skating during a party at Dade Street Recreation Center, 1966. *State Archives of Florida photos.*





Left: The new Dade Street Recreation Center, 1959. *State Archives of Florida photo*. Right: Robinson-Trueblood pool.

## Historic Businesses

Although Griffin Heights is largely a residential neighborhood, it once was a host to several small groceries such as Hayward's and Davis' on Birmingham Street and Bennett's Store on Alabama Street. There were spaces for socializing such as Hawk's nightclub, a package store once owed by Sam Smith, one of Tallahassee's first African American plumbers, and a few other smaller businesses on Alabama Street. The grocery stores were "little mom and pop stores, where you'd go in to buy your popsicles and your lollipops and your 'two for a penny' cookies; they sold crackers and cookies and that kind of stuff (Delmas Barber, 2019)."

Aside from these stores, Griffin Heights relied heavily on the shopping centers, restaurants, and health services in nearby communities. Frenchtown served as a commercial center for Griffin Heights residents with businesses such as Ashmore's Drug Store, the Snack Bar teen center, barbershops, service stations, clothing stores, dry cleaners, a movie theater and other businesses located along corridors of Brevard Street in Springfield and Old Bainbridge Road. Other important commercial hubs for Griffin Heights residents included downtown Tallahassee and Tennessee Street. Due to its proximity to the neighborhood, children and families frequently walked to Jitney Jungle on Tharpe Street, a chain grocery store, and a gas station on the corner of West Tennessee Street and Basin Street. Other businesses engaged in segregated practices thus limiting access to African Americans until well into the 1960s.



## Community Centers and Parks

Since the 1950s, Robinson-Trueblood Pool and Lawrence-Gregory Community Center at Dade Street (formerly Dade Street Community Center) have been vital community hubs for Griffin Heights, Springfield, and Frenchtown. Robinson-Trueblood was the first pool in Tallahassee where African Americans could swim; other public pools were still segregated at this time. Other important functions, such as baptism ceremonies for local churches, and community events, including an annual beauty contest, swimming and diving competitions and weekend swim meets, were held at the pool and enjoyed by families. Because of a reconfiguration of the pool design, it is no longer useable for diving and swim meets, but remains a place for neighborhood families to swim and recreate.

Six years later, adjacent to the pool, the Dade Street Community Center (now known as the Lawrence-Gregory Community Center at Dade Street) opened as the first community center accessible to African Americans in Tallahassee. Since opening in 1959, the Lawrence-Gregory Community Center has offered skate nights, tournaments, craft shows, summer camps, tutoring, and other activities.

Dade Street Community Center was opened before community centers such as LeVerne F. Payne, Jake Gaither, and Walker-Ford were opened in other neighborhoods across the city, and all were originally built as segregated facilities. Despite this expansion of community spaces, the lack of gym space in the other community centers limit their activities, making Dade Street Community Center a longstanding sports hub for African Americans from all parts of the city and county.

*“Griffin Heights, Springfield, and Frenchtown were separate communities, but Dade Street Community Center and Robinson-Trueblood Swimming Pool were the hub. This is where everyone from the African American community came to from across the city. This is where everyone was together.”*

*— Delmas Barber*



Top: Group portrait of swim class at the Robinson-Trueblood swimming pool, 1950. *State Archives of Florida photo.* Bottom: Lifeguard at Robinson-Trueblood pool, Delmas Barber. *Photo supplied by Lawrence-Gregory Community Center.*

Another key community asset is John G. Riley Park, located on 4.8 acres on Indiana Street across from John G. Riley Elementary School. The Howell Wadsworth family donated the land to the City for the park. When the park opened in 1985, Reverend James Austin of Griffin Heights Primitive Baptist Church said, "It means so much to us because we have people who are not able to travel to other parks and it will be an answer to some of our problems." Since its opening, the park has undergone improvements, such as the addition of nature trails, picnic facilities, and educational foliage identification signs.

The Springfield Apartment Complex Community Center opened on October 24, 2007. A partnership between the Tallahassee Housing Authority, the City of Tallahassee Parks and Recreation Department and Leon County Schools primarily funded this facility. Over the years, the community center has provided tutoring, educational programs, and recreational classes.

The DREAMS Center opened in 2017 to expand educational opportunities to students and young adults in the Greater Frenchtown and Griffin Heights neighborhoods. Pastor Rudy Ferguson Sr. opened the center in part as a response to a lack of leadership opportunities for young people within the community. The center is part of his nonprofit, The Frontline Project Inc. The organization and center offer GED programs, mentoring, arts, and more to help students identify and reach their dreams by establishing goals.

## Senior Services

Two unique facilities in the neighborhood are Miracle Village Apartments and Miracle Hill Nursing and Rehabilitation Center, which serve many of the elderly in the community, as well as diverse clients/patients from across the community and region. Miracle Village Apartments, a housing center for fixed income senior citizens, opened at 1208 Birmingham Street in 2007. Both facilities are sponsored and operated under the auspices of the Florida State Primitive Baptist Convention Inc. The Convention received funding from the U.S. Department of Housing and Urban Development to construct both facilities.



Top: Riley Park. Bottom: Miracle Hill Nursing and Rehabilitation Center.



## Schools

Education is an essential part of the Griffin Heights community, as the neighborhood's creation has its roots in the establishment of Griffin Normal and Industrial Institute for Negroes in 1907. Over the decades, the school's name has evolved and its location has changed, but the pride associated with the school remains strong. Griffin Normative is now Griffin Middle School, which currently offers an Information Technology Magnet Program and shadowing opportunities and is a hub of neighborhood athletic events.

John G. Riley Elementary School is also located in Griffin Heights and is situated directly across from Riley Park on Indiana Street. Riley Elementary School opened in 1951 as Northwest School for Negroes and was renamed in 1954 after John Gilmore Riley. John G. Riley was born into slavery in Leon County in 1857. After slavery, he pursued a career in education, went on to become a prominent African American educator in Leon County and served as the principal of Lincoln Academy from 1893 to 1926. Riley Elementary School was integrated in 1968. In addition to neighborhood youth, the school served students from areas now zoned for Astoria Park and Springwood Elementary Schools, before these two schools opened in 1969 and 1987 respectively.

Another essential school for the neighborhood is Godby High School, located just outside the neighborhood boundaries on the corner of West Tharpe Street and Ocala Road. The school opened as a junior high school serving grades 7 and 8 in 1966, but soon added grades 9-11 in 1968, becoming Godby Junior-Senior High School before operating solely as a high school. Godby High School offers three academies, which include Information Technology, Engineering, and Aviation. The African American citizens had hoped and advocated for this school to be named Lincoln High School as a replacement for the closing of the original Lincoln High School. The district administration and School Board, however, decided to name it for a long-serving Superintendent, Amos P. Godby.



Top-left: Portrait of John Gilmore Riley, circa 1900, *State Archives of Florida* photo. Top-right: Riley Elementary. Bottom: Griffin Middle School.



## Demographics

As with many of Tallahassee's early neighborhoods, Griffin Heights has seen significant changes over the years. In 2018, the estimated population was 5,478, representing a population increase of more than 13 percent since 2000. There were 2,221 households in the neighborhood in 2018 with an average household size of 2.24 people and a median household income of \$24,959. The median age in Griffin Heights is 23.8 years old. 16.1 percent of the population is under 18 years old. 41.7 percent of the population is between 18 and 24; this is a relatively high percentage and may be attributed to the student housing complexes distributed throughout the neighborhood.

Residents of Griffin Heights are predominately African American (68.2 percent) with smaller percentages of Caucasian (23.9 percent), and Hispanic (6.9 percent) residents. Educational attainment in the community is diverse, as 22.4 percent of the population have a bachelor's degree or higher while

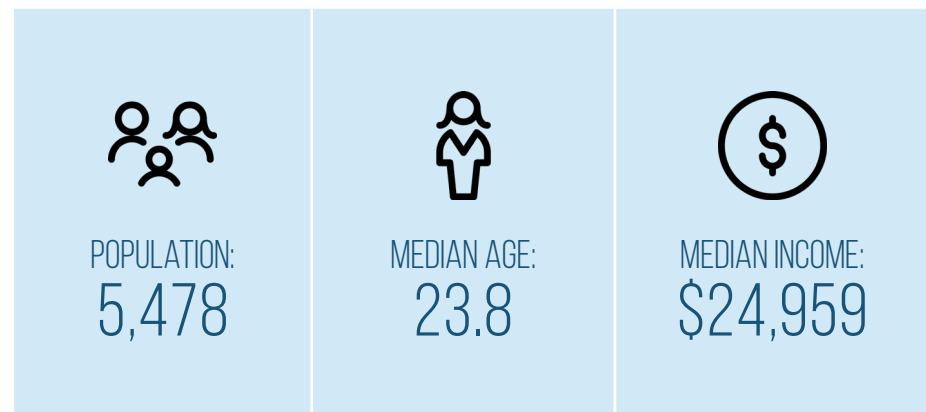


Scenes from the 2019 Griffin Heights Community Day & Public Safety Fair.

20.6 percent have not obtained a high school diploma or equivalent. Most Griffin Heights residents hold white-collar jobs (54 percent), followed by jobs in the service industry (30.4 percent), and blue-collar jobs (15.6 percent). In 2018, the unemployment rate was 10 percent, which is high compared to the City of Tallahassee's total unemployment rate of 3.5 percent. Appendix C contains additional neighborhood demographic data.

Despite neighborhood growth, home ownership has decreased over the last several years. Of the 2,591 housing units in the neighborhood, only 377 (14.6 percent) are owner occupied housing units, which is about 4 percent less than in 2010 (ACS, 2018). Renter occupied housing units make up 71.2 percent, and the remaining 14.3 percent are vacant.

The low owner-occupied housing percentages may be misleading due to the presence of large student housing apartment complexes in the neighborhood. Instead of looking at all the housing units in the neighborhood, it may be more useful to observe the residential lots. In this case, a single-family home and a 100-unit apartment complex each sit on a single lot. Of the residential lots in the neighborhood, over 80 percent are single family detached homes. Duplexes are the next most common type at seven percent.



Lot Housing Type	Number of Lots	Percentage of Type
Condo	34	4%
Duplex	56	7%
Multifamily Under 10 Units	5	1%
Multifamily Over 10 Units	12	1%
Quadplex	27	3%
Single Family Detached	687	81%
Misc. Non-Single Family Detached	6	1%
Triplex	16	2%
Townhome	2	0%

This data was collected from the Leon County Property Appraiser and documents each property individually, unlike the American Community Survey that must rely on estimates. The Property Appraiser data also provides those lots that have taken a property tax exemption for Homestead Property. This is a Florida law that allows property owners to reduce their property tax burden for their permanent residence. This can be used as a proxy for owner occupied housing. Of the 687 single family detached home properties in Griffin Heights, 295 (43 percent) have claimed the Homestead tax exemption.

Total Homesteaded Properties	302
Single Family Homesteaded Properties	295
Total (Non-Vacant) Residential Properties	845
Total Single Family Detached	687
Percent of Homesteaded Residential Prop.	36%
Percent of Homesteaded Single Family	43%





## Notable Neighbors

On Feb. 29, 2020, the Griffin Heights Neighborhood Association hosted its first Neighborhood Heritage Celebration. The event, which the association hopes to make a recurring event, celebrated eight community members that had an influential role in shaping the neighborhood. Those that were honored include:

Rev. John Hobbs was the first pastor of Griffin Chapel Primitive Baptist Church, located on corner of Richmond and Arizona Streets. Many community members still remember the much-anticipated annual revivals held by Rev. Hobbs at Griffin Chapel. The whole neighborhood would make ready for the one week of prayer service and another week of preaching service. After church dismissal each night, residents would sing songs through the streets house to house, and neighbors would stand to their doors to cheer them on. Rev. Hobbs, who lived on Birmingham Street, will be remembered as “The Revival Preacher.”

Rev. James Austin was the successor to Rev. John Hobbs, pastoring Griffin Chapel after Rev. Hobbs’ passing. Rev. Austin was an active advocate for racial equality and other issues affecting the neighborhood. He served as the first president of the neighborhood association and attended many city and county meetings to speak for the neighborhood.

Reverends J. Aaron & Bernyce Clausell organized the Calvary Baptist Church, located on corner of Joe Louis and Arizona in 1958. The church was erected with their personal funds after several months of holding prayer meetings in their home. The Clausells were known as “the community pastors” because they attended to the needs of everyone, whether they were members of Calvary church or not. In the late 50’s, Rev. Bernyce Clausell organized a youth singing group called the JRE Lee singers and a neighborhood Girl Scout troop. The Clausells were famous for driving around each Sunday, picking up children for Sunday School and church.



Top: Neighborhood Heritage Celebration event, February 2020. Bottom: Event honorees: Rev. James Austin, Elder John Hobbs, Elder Amanda Kimble.



Mother Lubennie Barber-Glenn would take in neighborhood youth who needed a home and be a mother to them. She would always have a plate of food for anyone passing by who was hungry. She always had an encouraging word and helped make people in despair feel hopeful. One could always count on getting a hug and a smile, in addition to a plate of food and a place to stay.

Rev. Clinton Smith was the neighborhood plumber, and the long-standing pastor of the Greater Mt. Zion Church on Saxon St. in the Greater Bond neighborhood. He was moderator of the Old West Primitive Baptist Association and served for many years. He worked alongside Rev. James Austin in breaking ground for a building. Rev. Smith is now retired living at home with his family.

Rev. Amanda Kimble was the pastor of Mt. Sinai Prayer Temple located in the middle of the 1100 block of Harlem St. Rev. Kimble's church was very musical and included a girls' singing group called The Kimblettes, made up of her children and grandchildren. Rev. Kimble was a mentor to many in the neighborhood.

Elder Vivian Clark was affiliated with Elder Kimble's church, Mt. Sinai, but later started her own church located on California street. She was the musician for Mt. Sinai and her rhythmic piano music resounded many feet outside of the church. Elder Clark was a great counselor to young women in the neighborhood.

A sample of other notable neighbors that will surely be considered for future neighborhood heritage celebrations include:

Judge Barbara Hobbs, who grew up on Preston street, was elected as a judge with the Second Judicial Circuit Court of Florida's in 2012. She has been a practicing attorney for 30 years and a member of the Florida Bar since 1982.

Althemese Barnes, Founding Director and current Operations Manager of the John G. Riley Center & Museum, grew up on Volusia Street, and has been instrumental in preserving the



Top: Event honorees: Reverends James Aaron and Bernyce Clausell. Bottom: Event honorees: Elder Clinton Smith, Elder Vivian Clark, Mother Lubennie Barber-Glenn.

history of Griffin Heights and other historically African American Tallahassee neighborhoods. She also had a longstanding career as choral director at Lincoln High School.

Obadiah Sims was the neighborhood mailman for many years. He lived on Joe Louis St. and was a friend to every neighbor.

Willie and Johnnie Mae Bennett were storeowners in the neighborhood. The Bennett Store became a social gathering place and remains a favorite sitting place even though the store is now closed.

Lanetra Bennett, a reporter for WCTV, grew up in the neighborhood on Colorado Street.

Rev. Greg James grew up on Abraham Street. He is a tireless advocate for citizens returning from incarceration and formed the nonprofit Reclaiming the Land, Inc. to provide services to that population.

Charlie and Elizabeth Dobbins ran the Super X Food Market on Virginia Street in Frenchtown. They served many residents from Griffin Heights, offering delivery to neighborhood homes and extending credit until residents received their paychecks.

Thomas and Barbara Rollins owned several properties in the neighborhood that they rented out at affordable prices. They also owned a service station that catered to many neighborhood residents.

## Relationship with Adjacent Neighborhoods

Griffin Heights is near several historic African American neighborhoods in central Tallahassee and has always had important educational, social, religious, economic and social connections with these neighborhoods. This cross-neighborhood connectivity was essential since these nearby neighborhoods provided for a vast network of resources that were important to survival during the times of racial






Charlie Dobbins and family.


segregation. These neighborhoods—Springfield, Goodbread, Crowder Quarters, the Gibbs and Kershaw Subdivisions, and Griffin Heights—were racially segregated even after the *Brown vs. the Board of Education* United States Supreme Court decision and the passage of the Civil Rights Act of 1964.

During its most thriving and populated days after the Civil War and through the Civil Rights, Jim Crow and Black Codes eras, these communities stuck together. Neighborhood bonds resulted in wholesome and functional educational, religious and economic centers at a time when other parts of Tallahassee, its institutions, governance and people were inaccessible to African Americans due to racial discrimination.







<p><b>1824-</b> Leon County is created by the Territorial Legislature with Tallahassee as the County seat and Capital of the Territory.</p>	<p><b>1908-</b> The Griffin Normal and Industrial Institute for Negros opens at the intersection of Woodward Avenue and Alabama Street.</p>	<p><b>1958-</b> Calvary Baptist Church opens.</p>	<p><b>1959-</b> Dade Street Community Center opens (now known as Lawrence-Gregory Community Center at Dade Street).</p>
<p><b>1845-</b> Florida becomes the 27th State.</p> 	<p><b>1930-</b> Griffin Heights recognized as an area within the City of Tallahassee no later than this year.</p>	<p><b>1953-</b> Robinson-Trueblood Pool opens.</p> 	

**GRIFFIN HEIGHTS TIMELINE**

<p><b>1901-</b> State Primitive Baptist Church Convention (SPBCC) meets to set goals for improving education for the state's black youth.</p>	<p><b>POST WWII-</b> The neighborhood sees fast growth.</p>	<p><b>1955-</b> Griffin Middle School opens its doors at its current location.</p>	<p><b>1964-</b> The Civil Rights Act passes.</p>
<p><b>1907-</b> SPBCC purchases 21 acres of land from the corner of Old Bainbridge Road west along Alabama Street to Birmingham Street.</p>	<p><b>EARLY 1950'S-</b> Leon County Schools consolidates.</p>		<p><b>1966-</b> Godby High School opens as a junior high and then becomes a high school in 1968.</p>
	<p><b>1951-</b> Riley Elementary School opens as Northwest School. It is renamed after John. G. Riley in 1954.</p>		<p><b>1967-</b> Lincoln High School closes.</p>



<p><b>1968-</b> Miracle Hill Nursing &amp; Rehabilitation Center is founded.</p>	<p><b>1993-</b> Springfield Neighbors Against Drugs (SNAD) organizes to address crime and drug activity.</p>	<p><b>2007-</b> Springfield Apartments Community Center opens.</p>	<p><b>2017-</b> The DREAMS Center opens.</p> 
<p><b>1971-</b> Griffin Heights Apartments is built.</p>	<p><b>EARLY 1990'S-</b> Griffin Heights Neighborhood Association (GHNA) forms, with Rev. James Austin serving as president.</p>	<p><b>2012-</b> Allie Taylor-Grant becomes the president of the neighborhood association.</p> 	<p><b>2019-</b> The Neighborhood First planning process kicks off.</p>
<p><b>1973-</b> Springfield Apartments is built.</p>			

**GRIFFIN HEIGHTS TIMELINE**

<p><b>1970'S-80'S-</b> Original homeowners begin to move out.</p>	<p><b>2001-</b> Miracle Village Apartments is built.</p>	<p><b>2014-</b> Griffin Heights with the "Neighborhood of the Year" award from the City of Tallahassee.</p>	
<p><b>1985-</b> Riley Park opens.</p>	<p><b>2004-</b> Rodney Floyd assumes leadership of the neighborhood association.</p>		<p><b>2020-</b> K. Lennorris Barber becomes the president of the neighborhood association.</p>
			<p><b>2020-</b> The Griffin Heights Neighborhood First Plan is adopted by GHNA.</p>

# 2 Griffin Heights Neighborhood Association







## Early Leaders

The Griffin Heights Neighborhood Association formed in the early 1990s, with Revered James Austin presiding as its first president. Rev. Austin, who was the pastor of Griffin Chapel and St. Matthew Primitive Baptist churches, was instrumental in helping to organize the community through the creation of a crime watch and other community events. Crime watch and neighborhood association meetings were held at both Calvary Baptist Church and Griffin Chapel Primitive Baptist Church.

After Rev. Austin's passing in 2004, Rodney Floyd assumed leadership of the association with Allie Taylor-Grant serving as the Vice President. Mr. Floyd was an active advocate for the neighborhood until he passed away in 2012. Allie Taylor-Grant then took on the role of President and passionately led the organization until early 2020 when she stepped down from the position to encourage new leadership.

The neighborhood association served as the catalyst for numerous community improvements and the creation of several annual community events, including a back-to-school drive and giveaway, fundraisers, and the Griffin Heights Community Day. The organization currently meets monthly and is actively looking to expand its membership. It has an active partnership with the Tallahassee Police Department for its crime watch/crime prevention efforts and proactively connects with other City departments to address community issues. In 2014, Griffin Heights was awarded the "Neighborhood of the Year" award by the City of Tallahassee.

Elections were held in February 2020 and the current Board of Officers includes K. Lennorris Barber (President), Allie Taylor-Grant (1st Vice President), Vivian Evans (2nd Vice President), Gladys Jackson (Secretary/Treasurer), and Dorothy Barnes (Assistant Secretary/Treasurer).



Griffin Heights Neighborhood Association 2020 officers. From left to right: Dorothy Barnes, Gladys Jackson, K. Lennorris Barber, Allie Taylor-Grant, Vivian Evans.



## Neighborhood Activism

Griffin Heights residents have a long history of improving their community and creating opportunities for neighbors. The spirit of activism and hope to create a vibrant and thriving community can be seen through initiatives over the years. As original owners began to move out of the neighborhood in the 1970s and 1980s, more apartment complexes were built, and traditional community ties did not exist as they once had. These factors led to increased crime and safety concerns within the community. People within the community worked alongside local law enforcement to address and respond to the crime happening within the community, a work still in progress.

In 1993, a group of seven mothers from the Springfield Apartments organized a group known as Springfield Neighbors Against Drugs (SNAD). SNAD attempted to diplomatically confront drug dealers, then consumers. This group was born out of the U.S. Justice Department’s “Weed & Seed” Program, which was created to identify and eliminate drug dealers. As the women rallied together to fight back against crime and drugs in Griffin Heights, they worked closely with law enforcement to apprehend dealers, identify drug houses, and testify in court. Their activism started after observing drug deals and experiencing bullets penetrating their front doors, which prompted their need to act. At first, their attempts to fight crime were met with puzzled looks, but they continued to move forward.

The “Springfield 7” were praised by Sergeant Maurice Laws of the Tallahassee Police Department, who worked with the group and said, “Without these women...it (reducing crime and drugs in the neighborhood) would not have worked. They represent community involvement at its best.” SNAD was instrumental in introducing the scouting program, bringing the Boys and Girls Club to the neighborhood, and establishing a drug outreach ministry.

In more recent years, residents have joined together to vocalize concern over housing and overall planning practices in the neighborhood. In 2006, a developer proposed building 22 quality affordable housing units at the corner of Alabama Street and Joe Louis Street. Residents agreed new development was needed at this location, but they had reservations that the homes would be too close together. Allie Taylor-Grant, Griffin Heights Neighborhood Association past president and then vice-president, said, “We welcome development if it clears out some of the area and lessens the crime—yes. At the same time, we wish [they] were [using] a design that was more suitable with what is already here.” Thus far, no development has occurred on this property within the neighborhood.

Today, citizens continue to work hard to enhance the quality of life in Griffin Heights. The commitment and creativity of the residents is the driving force behind the Neighborhood First planning process and will be a key asset as the plan is implemented.





# 3 Neighborhood First Planning Process







## Introduction

Neighborhood First is a resident-driven planning process. It is designed to assist neighborhoods that are participating in the Neighborhood Public Safety Initiative (NPSI) with developing an action plan to address community priorities. NPSI, a citizen-based initiative of the local Public Safety Collective (Collective), seeks to address public safety by focusing on crime prevention and education, community beautification, and community empowerment and volunteerism. The Collective's current members include the Tallahassee Police Department, the Leon County Sheriff's Office, FSU Police Department, FAMU Police Department, TCC Police Department, the State Attorney's Office, the U.S. Attorney's Office, Capitol Police, Big Bend Crime Stoppers, and the Tallahassee Fire Department. The Neighborhood First planning structure includes the creation of a Community Action Team (CAT), which guides the overall planning process. The CAT is intended to be representative of the community and includes residents, faith leaders, nonprofit partners and other stakeholders. The CAT also advises on the work of smaller teams, which meet approximately every month to identify strategies to address each neighborhood priority area.

## Community Engagement

In August 2017, the Collective launched NPSI in the Griffin Heights and Frenchtown neighborhoods. A "Walk a Block" neighborhood assessment was conducted in October of that year to identify neighborhood assets, opportunities for community beautification and infrastructure in need of repair. Over 100 volunteers assisted with this event. A Neighborhood Blitz was then held in January 2018 to mobilize City departments and address identified beautification and infrastructure issues.

In fall 2018, graduate students from the Florida State University Department of Urban and Regional Planning (FSU DURP) began to interview Griffin Heights residents to document perceptions about neighborhood assets and challenges.

In January 2019, a community meeting was held to kick off the Neighborhood First planning process and gather feedback on community priorities. The City of Tallahassee's Neighborhood Affairs Division collaborated with the FSU DURP to develop a survey for the Neighborhood First process. The survey asked 16 questions to gather information about life experiences in Griffin Heights and concerns about neighborhood issues, including possible solutions to address those issues. Surveys were distributed via email, churches, door-to-door canvassing and at neighborhood meetings, resulting in 220 responses. Input gathered from the surveys was used to guide the planning process and can be found throughout the plan.

Special focus was placed on gathering input from young people in the community. In April 2019, graduate students from FSU DURP hosted a youth engagement event to gather feedback on what changes young people want to see in the neighborhood. Additionally, interns from the Florida A&M University Department of Social Work hosted several sessions during fall 2019 with youth at Griffin Middle School, Griffin Heights Apartments and the Lawrence-Gregory Community Center.



FSU professor Tom Taylor at the January 2019 kickoff meeting.



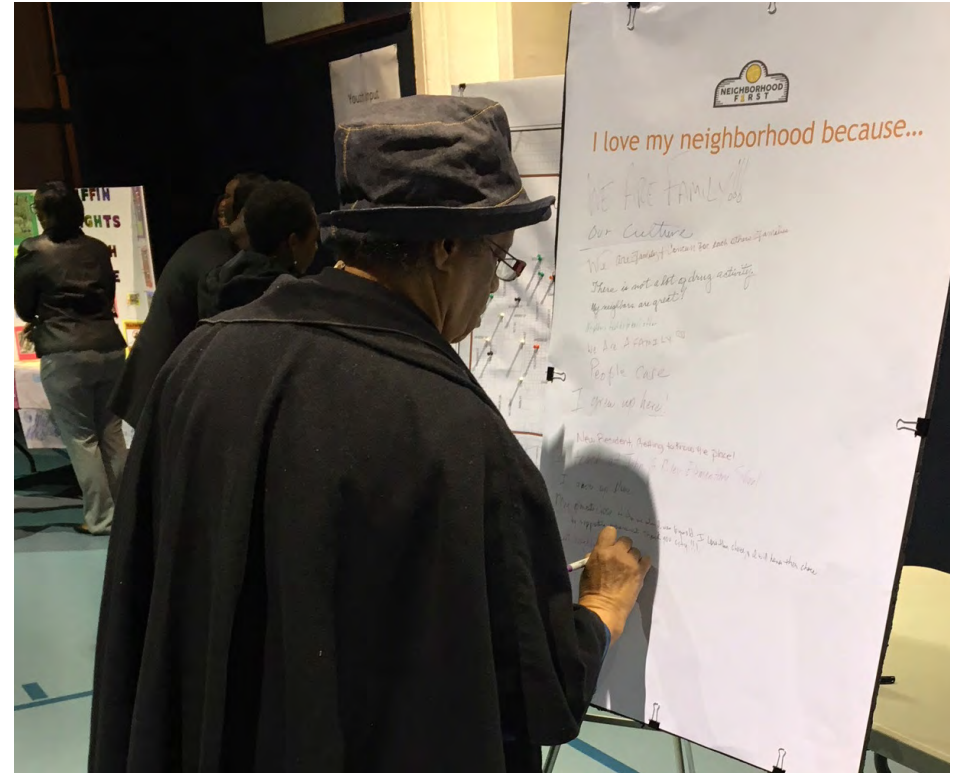
## Plan Development

In early 2019, resident leaders were identified to serve on the CAT, and four neighborhood priorities were identified: Economic Development and Resident Empowerment; Neighborhood Safety and Crime Prevention; Neighborhood Infrastructure and Land Use; and Community Beautification.

These priority areas became the basis for the planning work that was conducted by two sub-committees. The “People” Committee worked to develop strategies and action steps related to the Economic Development and Resident Empowerment and Neighborhood Safety and Crime Prevention priority areas, and the “Places” Committee focused on the Neighborhood Infrastructure and Land Use and Community Beautification priority areas. These committees were comprised of residents, other stakeholders and community partners. They met approximately once per month from February to November 2019. Each committee had two or three co-chairs that reported progress to the CAT. The CAT provided guidance to the committees and served as the final reviewers of the draft plan.

Throughout the entire planning process, updates were provided to the Griffin Heights Neighborhood Association at its monthly meetings. Many neighborhood association members also served on the planning committees.

The draft plan was presented to the community at the Griffin Heights Neighborhood Open House on November 12, 2019. There, residents had the opportunity to provide feedback and new ideas. Additional feedback was solicited online in December 2019.



Aaronetta Clausell Frison gives input at the Neighborhood Open House.

### Top 4 most important neighborhood improvements:

- Clean up litter and illegal dumping sites
- Decrease neighborhood crime
- Revitalize homes and affordable housing
- Improve streets and sidewalks

- Responses from FSU Community Survey (Spring 2019)

## Plan Adoption

The Griffin Heights Neighborhood Association adopted this plan on October 12, 2020. In the coming months, the Griffin Heights Neighborhood Plan will be presented to the Tallahassee City Commission for adoption. The City's Neighborhood Affairs Division and the Griffin Heights Community Action Team will seek funding from the City Commission and other community organizations for implementation of the plan.

## Plan Implementation

The Community Action Team prioritized every plan action item into three categories: Low-hanging Fruit, Short-term and Intermediate. Action items that have been identified as ready for immediate implementation (aka "Low-hanging fruit") are denoted in the plan with an apple icon and are also gathered in one document (see Appendix A). Three issue-focused implementation plans were derived from the overall Griffin Heights Neighborhood First Plan. These plans (see Appendix B) group together action items from multiple priority areas that fall under a major subject area. The Community Action Team will meet regularly to guide implementation and will periodically assess the plan for opportunities to add new ideas and reprioritize projects.



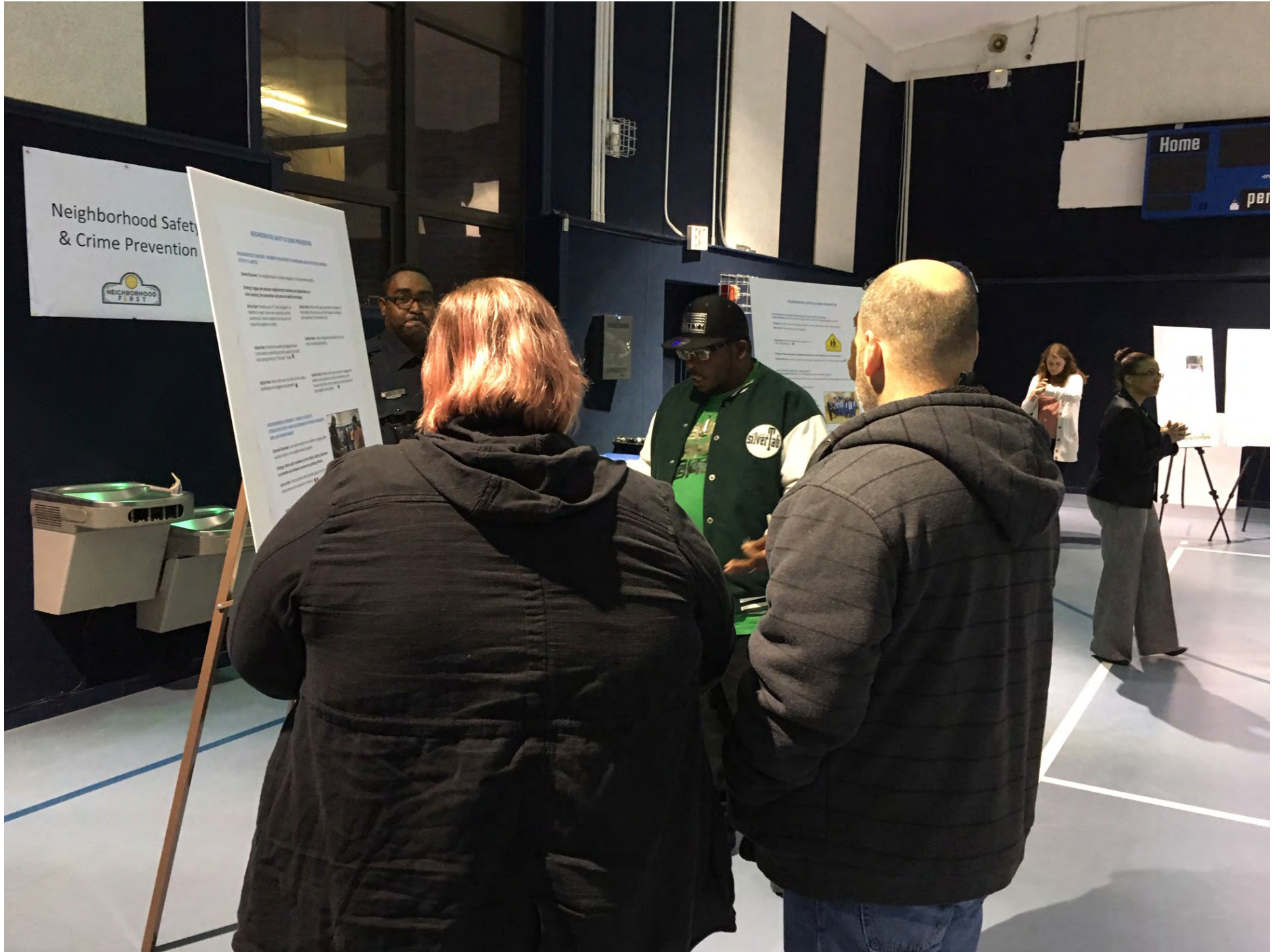
Top: A Places Committee meeting. Bottom: Top row, left to right: K. Lennorris Barber, Griffin Heights Neighborhood Association President; Allie Taylor-Grant Griffin Heights Neighborhood Association Vice-President and Community Action Team Co-Chair; Rodney Landers, Community Action Team and Places Committee Co-Chair; Iranetta Williams, Places Committee Co-Chair. Bottom row, left to right: People Committee Co-Chairs: Margaret Franklin, Larry Simmons, Demetrius Whitehead

### Action Items



Action items ready for immediate implementation are denoted in the plan with an apple icon.





# Youth Engagement

In 2018, the youth made up 16.1% of the population of Griffin Heights community, and 41.7% of the population was between the ages of 18-24 years old. This means that almost 58% of the population within the boundaries of Griffin Heights are under the age of 25 years old.

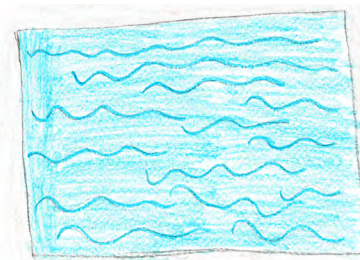
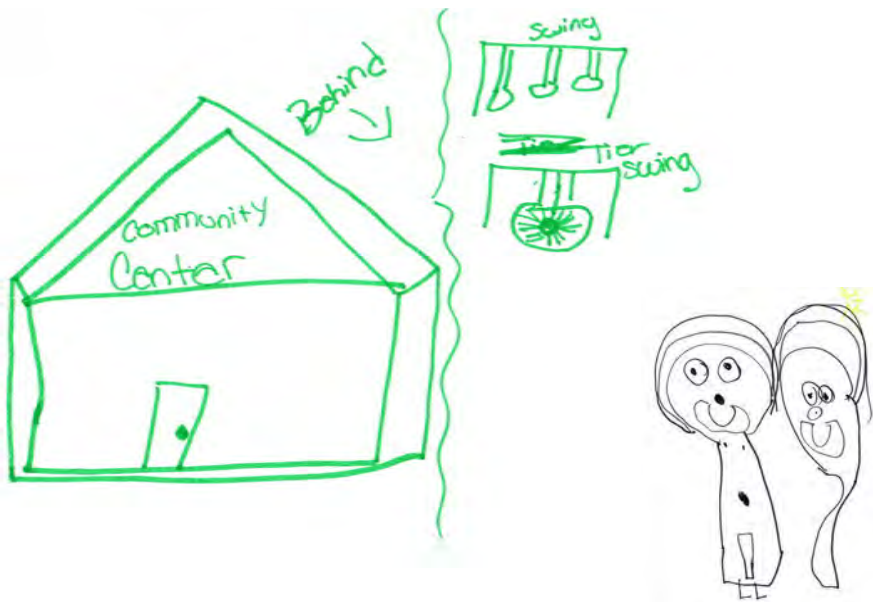
The youth of Griffin Heights are connected to the rest of Tallahassee through their schools, sports teams, and shared amenities like parks and community centers.

The City of Tallahassee's Neighborhood Affairs Division worked with graduate students from FAMU and FSU to engage youth through several activities.

Youth were asked to identify and draw the best ways to improve the neighborhood and those drawings are included here.

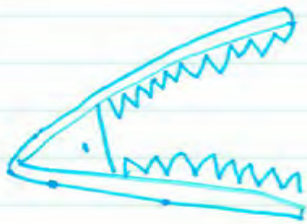
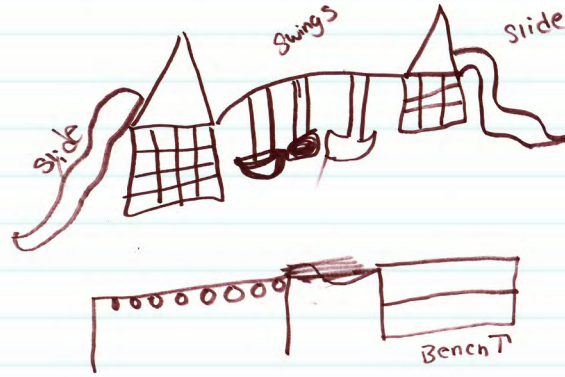
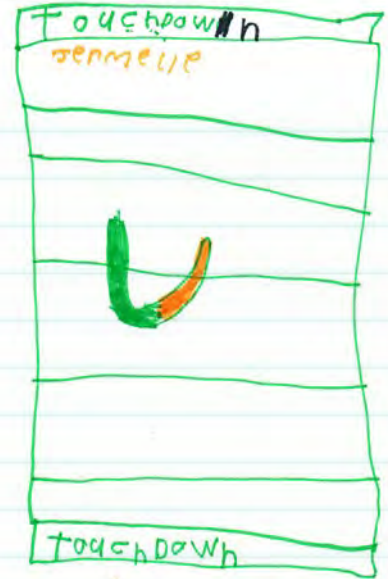
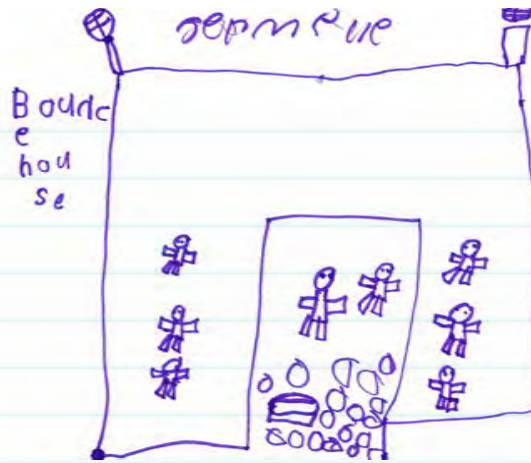
## Youth Ideas to Improve the Neighborhood:

- Grocery Store
- Dog Park
- Playground
- Sports Complex
- Parks
- Single Family Homes
- Larger Community Center
- Beauty Salon
- Computer Access
- Gym
- Produce Access
- Restaurant
- Neighborhood Watch

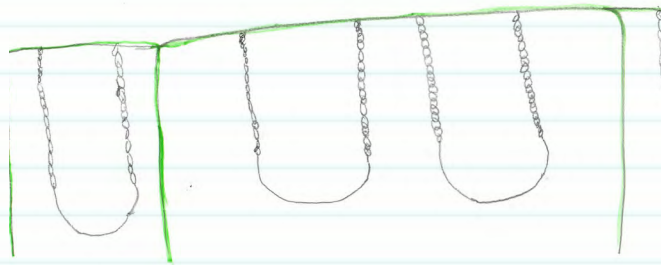




New Community center



Alligator



# 4 Neighborhood First Plan









# Community Beautification



Griffin Heights is a community with many assets that shape the appearance of the neighborhood, including many unique and well-kept homes, centrally located schools, mature native trees, and Riley Park. The community is dotted with neighborhood churches that are tied to its history and interesting vernacular architecture. Resident members of the Community Action Team have identified opportunities for further improving the appearance of the neighborhood to increase neighborhood pride, while also attracting new residents, visitors, and businesses. The following neighborhood concerns related to Community Beautification were identified as key areas of focus: maintenance and appearance of homes and yards, excessive litter and illegal dumping. The strategies and action items that follow provide a framework for the neighborhood to work with community partners to enhance the beauty of the area, and to ensure that the community is an inviting place to live and visit.



**Alignment with Tallahassee 2024 Strategic Plan:**  
This section of the plan furthers Objectives 2B and 7B of the City of Tallahassee 2024 Strategic Plan.





## Concern CB 1: Maintenance and appearance of homes and yards

**Desired Outcome:** Homes and yards within the neighborhood are well-maintained.

Multiple factors contribute to the perception of a neighborhood, but one of the key factors is appearance. While the City can take steps to enhance rights-of-way and public property, most of the land within Griffin Heights is privately owned and thus, it is the responsibility of the property owner to maintain. During the “Walk A Block” neighborhood assessment that was conducted in October 2017, volunteers identified 38 instances of overgrown lawns, 19 instances of buildings with damage or disrepair and eight inoperable vehicles. As of April 2020, there were 15 active care of premise code violation cases and 38 active cases for substandard or dangerous buildings. There are many reasons why property may not be well-maintained in the neighborhood. In some instances, property owners in the neighborhood are absent; about 14.3% of units are vacant. Other owners may not be physically or financially able to maintain their property on their own. In the community survey conducted in 2019, residents identified “revitalizing homes and affordable housing” among the top three neighborhood improvement strategies.

### Strategy CB 1.1:

Incentivize and inspire residents and property owners to upkeep their homes and properties.

#### Action Item CB 1.1.1:

Implement a “Yard of the Month” program that offers recognition and incentives to residents, businesses, and organizations who beautify their front yards, housing exteriors and other spaces visible from the street.

Potential Partners: GHNA, Keep Tallahassee Beautiful



#### Action Item CB 1.1.2:

Notify code enforcement about properties that are overgrown or in disrepair so they can be addressed quickly.

Potential Partners: GHNA, City of Tallahassee (Housing and Community Resilience)

### Strategy CB 1.2:

Provide assistance to homeowners to beautify their homes.



#### Action Item CB 1.2.1:

Promote existing City of Tallahassee housing rehabilitation programs through community events and targeted outreach.

Potential Partners: GHNA, City of Tallahassee (Housing and Community Resilience)

#### Action Item CB 1.2.2:

Implement a housing façade program that provides grants or low-interest loans for exterior improvements. (See Action Item NI&LU 6.3.1)

Potential Partners: GHNA, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs)

### Action Item CB 1.2.3:

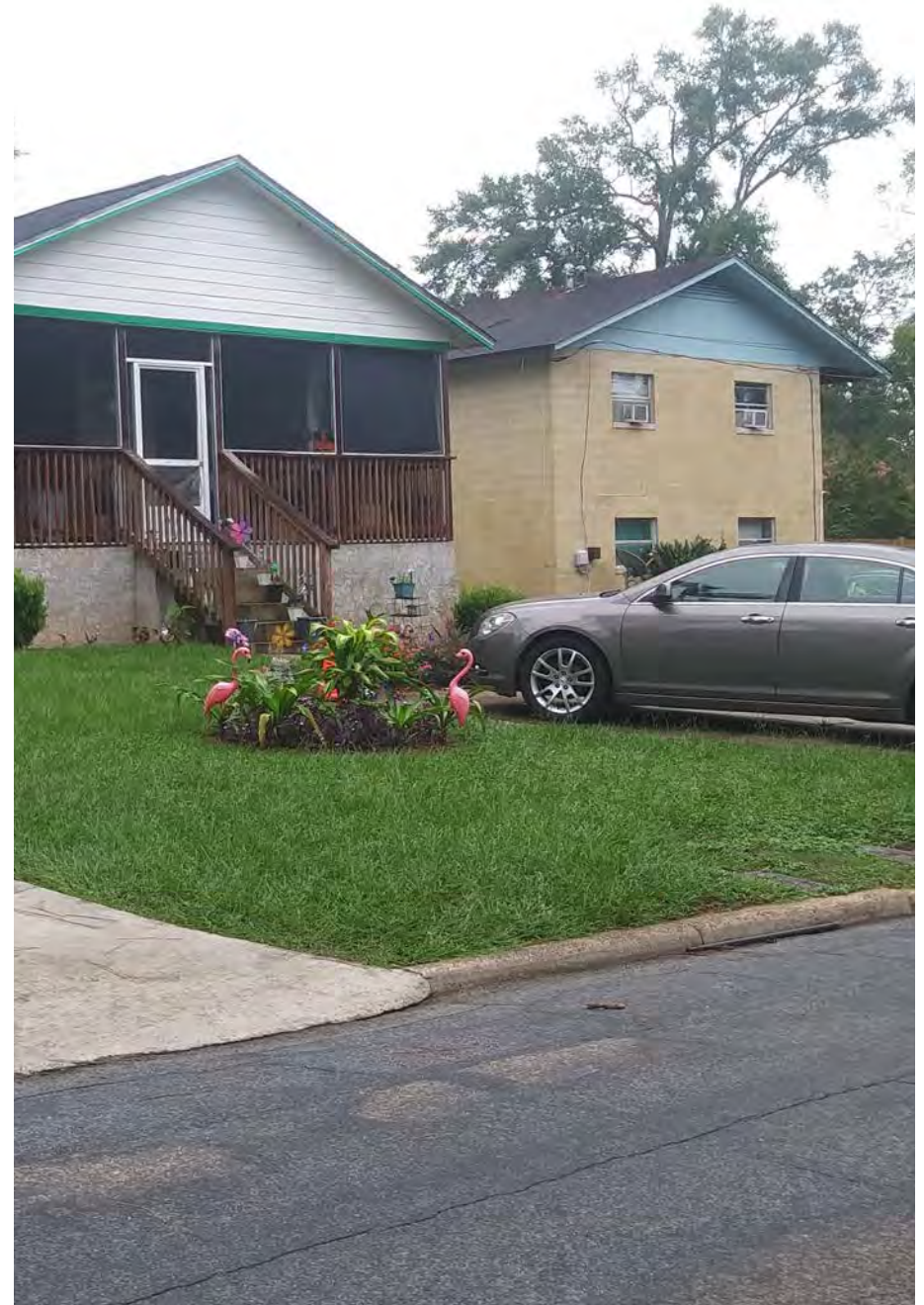
Develop a program to connect eligible homeowners (seniors, individuals with disabilities, etc.) in need of yard maintenance assistance with volunteers who can help them to upkeep their homes and properties.

Potential Partners: GHNA, churches, Volunteer Leon, FSU, FAMU, area schools, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs)

### Action Item CB 1.2.4:

Organize a “Do Something Day” twice a year to assist residents in need with volunteers willing to help with minor home repairs and yard maintenance.

Potential Partners: GHNA, churches, Volunteer Leon, FSU, FAMU, area schools, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs)



### Top 3 ways to beautify the neighborhood:

- Repurpose vacant lots for affordable housing or other community benefit
- Home revitalization programs
- Street landscaping

- Responses from FSU Community Survey (Spring 2019)



## Concern CB 2: Excessive litter

**Desired Outcome:** There is a significant reduction in the amount of litter that occurs in public and private spaces in the neighborhood.

In the community survey conducted in 2019, cleaning up litter and illegal dumping sites was the top neighborhood improvement strategy chosen by respondents. Litter is a community eyesore and takes away from the pride people have for their neighborhood. Trash is often discarded in the street or on people's property. If trash is not bagged properly or is otherwise loose, it can blow away and end up in the street. The City of Tallahassee's Community Beautification and Waste Management Department collects trash weekly. It recommends placing trash cans on the curb no earlier than the night before pick-up and bringing the cans in from the curb as soon as possible. By taking these steps, citizens can help prevent trash blowing into streets or piling up on people's property, which creates a more attractive neighborhood.

### Strategy CB 2.1:

Implement a neighborhood litter prevention/eradication campaign.



#### Action Item CB 2.1.1:

Use social media to spread messages about litter prevention.

Potential Partners: GHNA, Keep Tallahassee Beautiful

#### Action Item CB 2.1.2:

Explore the use of additional signage to discourage litter.

Potential Partners: GHNA, City of Tallahassee (Community Beautification and Waste Management; Housing and Community Resilience), Keep Tallahassee Beautiful



#### Action Item CB 2.1.3:

Invite the TAPP program to community events to educate about litter/pollution.

Potential Partners: GHNA, City of Tallahassee (TAPP, Community Beautification and Waste Management)

#### Action Item CB 2.1.4:

Encourage residents to bag trash and to separate trash from bulk waste piles. Provide information to residents about what can/can't be picked up through regular service and what to do with other waste.

Potential Partners: GHNA, City of Tallahassee (Community Beautification and Waste Management; Parks, Recreation and Neighborhood Affairs)

#### Action Item CB 2.1.5:

Work with the local schools to spread messages about littering to youth.

Potential Partners: GHNA, area schools, Keep Tallahassee Beautiful



#### Action Item CB 2.1.6:

Have a youth cleanup day. Work with the Lawrence Gregory Community Center and local schools. Support Griffin Chapel's quarterly youth clean up days.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), area schools

## Strategy CB 2.2:

Clean up litter as it occurs.

### Action Item CB 2.2.1:

Establish a network of block captains within the neighborhood with responsibilities that include cleaning up litter for the assigned block.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

### Action Item CB 2.2.2:

Encourage local churches to adopt a street for regular trash pickup. Encourage them to involve their youth groups.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), area churches, Keep Tallahassee Beautiful

### Action Item CB 2.2.3:

Schedule neighborhood clean-up days every two months that coincide with the regular trash/bulk pick-up day for the area.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Community Beautification and Waste Management), area churches, Keep Tallahassee Beautiful



### Action Item CB 2.2.4:

Encourage residents to use DigiTally or to call the City's Customer Service at 891-4968 to report litter as it occurs on streets, parks and holding ponds.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Community Beautification and Waste Management)

### Action Item CB 2.2.5:

Encourage stores/businesses within the neighborhood to provide trash cans for their customers on their premises and to ensure that the cans are emptied regularly.

Potential Partners: GHNA





## Concern CB 3: Illegal dumping

**Desired Outcome:** There is a significant reduction in the amount of illegal dumping that occurs in the neighborhood.

Along with excessive litter, illegal dumping sites can also be found in the neighborhood. When one person illegally dumps waste on someone else's property, it signals to other people that they too can use that location as a dumping ground and a perpetual issue is often created. Additionally, when residents put out bulk waste outside of regular pick up times, it can often be an eyesore and invite others to add trash to the pile. The City of Tallahassee's Community Beautification and Waste Management Department collects large debris curbside every two weeks per the red/blue week schedule. When items are discarded at times that do not coincide with the regular pick-up dates, it could sit in the neighborhood for up to two weeks, creating an eyesore in the community. Residents can work together to educate neighbors about proper alternatives to dumping, communicating a clear message that dumping is unacceptable.

### Strategy CB 3.1:

Clean up illegal dump sites promptly and provide education to residents about the proper strategies for disposing of bulk waste.



#### Action Item CB 3.1.1:

Encourage residents to use DigiTally or to call the City's Customer Service Operations Department phone number to report illegal dumping.

Potential Partners: GHNA, City of Tallahassee (Community Beautification and Waste Management)

#### Action Item CB 3.1.2:

Install appropriate signage at known dump sites.

Potential Partners: GHNA, City of Tallahassee (Community Beautification and Waste Management)

#### Action Item CB 3.1.3:

Educate the neighborhood about practices that discourage illegal dumping.

Potential Partners: GHNA, City of Tallahassee (Community Beautification and Waste Management; Parks Recreation and Neighborhood Affairs), Keep Tallahassee Beautiful



# Economic Development & Resident Empowerment



Residents see Economic Development and Resident Empowerment as a key priority; one that impacts and influences all their other priorities. From fostering homeownership and entrepreneurship to increasing access to job training, educational supports, healthcare and social connection, the neighborhood is solid in its conviction that supporting its people is the most important way to creating community change. The Griffin Heights Community Action Team identified the following neighborhood concerns related to this priority area: lack of access to capital and other opportunities to develop businesses within the neighborhood, limited access to educational, vocational and employment resources/ opportunities for youth and adults, declining homeownership, limited access to health, mental health and recreational resources for youth and adults, limited access to affordable healthy food, and decreased social connections.



**Alignment with Tallahassee 2024 Strategic Plan:**  
This section of the plan furthers Objectives 1B, 2A, 2B, 2C, 2D and 7A of the City of Tallahassee 2024 Strategic Plan.





# Concern ED&RE 1: Lack of access to capital and other opportunities to develop businesses within the neighborhood

Desired Outcome: Griffin Heights fosters entrepreneurship and has a thriving economic base.

Approximately 50% of respondents to the Griffin Heights Neighborhood First Plan Survey, which was conducted by the FSU Department of Urban & Regional Planning in winter/spring 2019, stated that business start-up was one of the best ways to boost employment in the neighborhood. Most residents in Griffin Heights who would like to start their own business, however, do not have the capital to do so. Access to capital and other business development resources are major hindrances to these residents realizing their dreams of becoming entrepreneurs.

In 2018, the median household income in Griffin Heights was \$24,959, while per capita income was \$16,949. More than 33% of the households in Griffin Heights (ACS, 2018) had incomes below the federal poverty line of \$20,780.

Interested residents and aspiring entrepreneurs within the neighborhood do not have the personal capital to develop businesses within their community, despite the need and desire for economic development within the community. In addition, there are no organizations within the community offering services to foster entrepreneurship and support business incubation.

## Strategy ED&RE 1.1:

Support the development and incubation of businesses within the neighborhood.

### Action Item ED&RE 1.1.1:

Develop and implement a microenterprise development program, partnering with adjacent neighborhoods and exploring emerging markets for entrepreneurship.

Potential Partners: GHNA, Lively Technical College, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Office of Economic Vitality, DOMI Station, FAMU Small Business Development Center, TCC Spark program, Mt. Olive CDC



These images are renderings designed by the FSU DURP graduate students in the Spring of 2019 and are meant for illustrative purposes only.

**Action Item ED&RE 1.1.2:**

Establish an Opportunity Zone Fund and an EB-5 Regional Center.

Potential Partners: GHNA, Tallahassee-Leon County Office of Economic Vitality, FAMU Small Business Development Center, Mt. Olive CDC, area Chambers of Commerce, other neighborhood associations

**Action Item ED&RE 1.1.3:**

Develop partnerships with existing business development services providers to create a new program/facility in the neighborhood where small businesses can co-locate and share resources.

Potential Partners: GHNA, Lively Technical College, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Office of Economic Vitality, DOMI Station, FAMU Small Business Development Center, TCC Spark program, Mt. Olive CDC

**Action Item ED&RE 1.1.4:**

Seek funding to support and create business development opportunities within the neighborhood and for residents of the neighborhood.

Potential Partners: GHNA, Tallahassee-Leon County Office of Economic Vitality, FAMU Small Business Development Center, Mt. Olive CDC, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

**Action Item ED&RE 1.1.5:**

Offer incentives to encourage residents to shop within the neighborhood.

Potential Partners: GHNA, Tallahassee-Leon County Office of Economic Vitality, FAMU Small Business Development Center, Mt. Olive CDC, area Chambers of Commerce

**Strategy ED&RE 1.2:**

Increase access to entrepreneurship training and small business financing.

**Action Item 1.2.1:**

Host informational workshops in the neighborhood that increase residents' awareness of existing small business development resources, grant writing and financial education.

Potential Partners: GHNA, Lively Technical College, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Office of Economic Vitality, DOMI Station, FAMU Small Business Development Center, TCC Spark program, credit unions

**Action Item ED&RE 1.2.2:**

Promote the small business support and financing available from the Office of Economic Vitality, FAMU Small Business Development Center, TCC Spark program and other sources by inviting providers to community events/meetings and promoting their services via social media.

Potential Partners: GHNA, FAMU Small Business Development Center, TCC Spark program, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Office of Economic Vitality, DOMI Station

**Action Item ED&RE 1.2.3:**

Partner with Lively Technical College to a showcase within the neighborhood of job training available at the college.

Potential Partners: GHNA, Lively Technical College, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Office of Economic Vitality

**Action Item ED&RE 1.2.4:**

Host pop-up events at the Lawrence-Gregory Community



Center to connect entrepreneurs with each other, provide coaching opportunities and other entrepreneurial resources.

Potential Partners: GHNA, Lively Technical College, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), DOMI Station, FAMU Small Business Development Center, TCC Spark program

**Action Item ED&RE 1.2.5:**

Work with early-learning providers to promote in-home childcare as an employment option. Help people understand the steps and requirements needed to establish a childcare or home-based business.

Potential Partners: GHNA, FAMU Small Business Development Center, TCC Spark program, Florida Department of Children and Families, Early Learning Coalition of the Big Bend



**Action Item ED&RE 1.2.6:**

Monitor progress of the Children’s Services Council and its related funding possibilities that can benefit the neighborhood.

Potential Partners: GHNA, Children’s Services Council, Early Learning Coalition of the Big Bend, FAMU, FSU

**Strategy ED&RE 1.3:**

Introduce youth to entrepreneurship through job shadowing, apprenticeships, and mentoring.

**Action Item ED&RE 1.3.1:**

Enhance programs at DREAMS Center and involve other churches.

Potential Partners: The DREAMS Center, GHNA, area churches, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

**Action Item ED&RE 1.3.2:**

Promote trades and vocational training to young people by hosting events that highlight training and entrepreneurial opportunities.

Potential Partners: Lively Technical College, area schools, GHNA

**Action Item ED&RE 1.3.3:**

Host events that connect youth to local business leaders for entrepreneurial coaching and mentoring. Highlight success stories and talents/skills that can be shared.

Potential Partners: GHNA, Lively Technical College, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), DOMI Station, FAMU Small Business Development Center, TCC Spark program, TMH

**Action Item ED&RE 1.3.4:**

Create a job shadowing program for neighborhood youth to be introduced to varied professions.

Potential Partners: GHNA, TMH, area Chambers of Commerce

**Action Items ED&RE 1.3.5:**

Create summer programming that focuses on youth entrepreneurship and STEM; use sports, gaming, and social media to engage youth.

Potential Partners: STEM for Girls, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TEMPO), GHNA, area schools, churches,



**Action Item ED&RE 1.3.6:**

Work with the administrators at local schools to introduce students from the neighborhood to local resources available for youth entrepreneurs.

Potential Partners: GHNA, area schools, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

## Concern ED&RE 2: Limited access to educational, vocational and employment resources/opportunities for youth and adults

**Desired Outcome:** Residents can easily access services that help them achieve educational goals and find employment that provides a family-sustaining wage.

According to estimates from the 2018 American Community Survey, 20% of Griffin Heights residents do not have a high school diploma. Twenty-five percent (25%) have only a high school diploma or a GED. The neighborhood's unemployment rate was 10%, as compared to 3% for the City of Tallahassee as a whole. A majority (76%) of employed neighborhood residents are employed in the retail/service industry. The City's TEMPO Program reports that there are 530 Opportunity Youth living in Census Tract 10, which is the census tract that houses Griffin Heights. Approximately 10% (53) Opportunity Youth from the area are currently participating in the program.

While there are agencies and programs in Tallahassee that provide education, vocational and employment training, there are few services offered within the neighborhood. Griffin Heights residents with transportation and child-care challenges and previously incarcerated individuals face additional barriers in accessing these needed supports. Furthermore, there are almost no employment opportunities within the neighborhood. In the neighborhood survey conducted by FSU DURP in winter/spring 2019, job training and placement was cited as the neighborhood's top approach to creating more employment and entrepreneurial opportunities for residents. The neighborhood association also has limited connection to neighborhood schools and would like to see that change.





### Strategy ED&RE 2.1:

Partner with area schools to increase student and parental supports and assess ways the neighborhood can support the schools.

#### Action Item ED&RE 2.1.1:

Organize a parent support group for neighborhood residents that provides appropriate training and other resources, including food and fun.

Potential Partners: GHNA, area schools, churches

#### Action Item ED&RE 2.1.2:

Hold fundraisers for the special needs of local schools.

Potential Partners: GHNA, area schools and churches

#### Action Item ED&RE 2.1.3:

Connect neighborhood home school programs with universities and residents who can contribute/help with tutoring programs.

Potential Partners: GHNA, Leon County Schools, home school contacts, FSU, FAMU

#### Action Item ED&RE 2.1.4:

Work with school leadership and PTA groups to encourage the schools to have meetings at different times and places in the neighborhood (ex: community centers).

Potential Partners: GHNA, area schools

#### Action Items ED&RE 2.1.5:

Identify a liaison at local schools to develop an information sharing mechanism. Work through school advisory committees in each school.

Potential Partners: GHNA, area schools



#### Action Item ED&RE 2.1.6:

Connect with local schools to offer community support for implementing life skills curriculum.

Potential Partners: GHNA, area schools

#### Action Item ED&RE 2.1.7:

Advocate with the school district for a regular high school diploma program for youth age 18-25, as special diplomas negatively impact youth's future opportunities.

Potential Partners: GHNA, area schools, Leon County School District, City of Tallahassee (TEMPO), Whole Child Leon

### Strategy ED&RE 2.2:

Increase opportunities for residents to access educational, vocational and employment resources.



#### Action Item ED&RE 2.2.1:

Promote the TEMPO program with neighborhood Opportunity Youth in churches, businesses, apartment complexes and throughout the neighborhood through personal outreach and social media.

Potential Partners: City of Tallahassee (TEMPO; Parks, Recreation and Neighborhood Affairs), GHNA, area churches

**Action Item ED&RE 2.2.2:**

Promote existing job training resources in the neighborhood by inviting providers to community events and hosting resource fairs.

Potential Partners: GHNA, City of Tallahassee (TEMPO; Parks, Recreation and Neighborhood Affairs), JobCorps, CareerSource, Capital Area Community Action Agency, Lively Technical College and TCC

**Action Item ED&RE 2.2.3:**

Offer holistic and individualized job training classes in the community for youth and adults that include connections to employment and vocational/higher education resources. Training should include life skills instruction and practice with employment tests.

Potential Partners: GHNA, City of Tallahassee (TEMPO; Parks, Recreation and Neighborhood Affairs), CareerSource, Capital Area Community Action Agency, Lively Technical College, TCC

**Action Item ED&RE 2.2.4:**

Develop/enhance tutoring programs at local churches within the neighborhood.

Potential Partners: GHNA, area churches, Literacy Volunteers of Tallahassee

**Strategy ED&RE 2.3:**

Assess and address barriers to the above services for special populations (ex: Opportunity Youth and residents returning from incarceration).

**Action Item ED&RE 2.3.1:**

Host events that highlight resources, such as the federal bonding program, and support from universities; help people get required accreditations.

Potential Partners: Big Bend After Re-entry Coalition, GHNA, City of Tallahassee (TEMPO; Parks, Recreation and Neighborhood Affairs)

**Action Item ED&RE 2.3.2:**

Identify residents who are willing to visit prisons or re-entry programs and talk to people about career possibilities including entrepreneurship. Partner with the Big Bend After Re-Entry Coalition.

Potential Partners: Big Bend After Re-entry Coalition, GHNA, City of Tallahassee (TEMPO; Parks, Recreation and Neighborhood Affairs)

**Action Item ED&RE 2.3.3:**

Help citizens returning from incarceration register to vote and re-establish their driver's license.

Potential Partners: Big Bend After Re-entry Coalition, GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), the League of Women Voters of Tallahassee, Florida Department of Highway Safety and Motor Vehicles-Florida Licensing on Wheels (FLOW)

**Top 3 ways to create more employment and entrepreneurship opportunities in Griffin Heights:**

- Job training / placement services in the neighborhood
- Business start-up resources / assistance
- Financial assistance programs

- Responses from FSU Community Survey (Spring 2019)



### **Concern ED&RE 3: Homeownership in the neighborhood has declined.**

#### **Desired Outcome: Owner-occupancy of neighborhood homes increases.**

According to the American Community Survey (2019), Griffin Heights has a homeownership rate of 14.6% (377 units), which is lower than the 2010 ownership rate of 21%. When looking solely at single family homes, however, the percentage rate does improve. Of the 687 single-family, detached home properties in Griffin Heights, 43% (295 units) have claimed the Homestead tax exemption, which can serve as a good proxy for the homeownership rate. The median value of homes within the neighborhood was reported as \$124,476, while the average home value was reported as \$183,466. Approximately 70% of owner-occupied homes within Griffin Heights are valued at less than \$199,000. Only 20 homes or 5.3% of owner-occupied units within the neighborhood are valued under \$100,000. Given the reported household incomes for the neighborhood, the challenge that existing residents (renters) have in becoming a homeowner within the neighborhood is very apparent.

On the other hand, there are tremendous opportunities within Griffin Heights to develop and construct new housing and to renovate existing houses for homeownership purposes. About 14.3% of the neighborhood's existing housing stock are vacant, and there are 50 acres of potentially developable vacant land, of which 28 acres are unplatted. The largest parcel of unplatted vacant land is 9.75 acres. This parcel is zoned Medium Density Residential (MR-1) with an allowable density of 20 dwelling units per acre.

Homeowners tend to have more roots within communities, as their housing situations are less transient in nature. Due to their financial stake in a neighborhood, they may be more involved in community matters and tend to take care of their property to a greater extent than renters. As homeownership decreases within a neighborhood, community ties are less established. Vacancy is a contributing factor to the decrease in homeowners. The Griffin Heights Neighborhood Association has a goal of 15 new or rehabilitated housing units per year.

#### **Strategy ED&RE 3.1:**

Connect residents to existing homeownership resources by inviting providers to neighborhood events and promoting their services via social media.

#### **Action Item ED&RE 3.1.1:**

Promote resources for homebuying assistance.

Potential Partners: Tallahassee Lenders Consortium, credit unions, GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Housing and Community Resilience), Mt. Olive CDC, Graceful Solutions, Tallahassee-Leon Housing Leadership Council, Habitat for Humanity



**Action Item ED&RE 3.1.2:**

Conduct homeownership and home maintenance workshops in the neighborhood.

Potential Partners: Tallahassee Lenders Consortium, credit unions, GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Housing and Community Resilience), local hardware stores, Mt. Olive CDC, Graceful Solutions, Tallahassee-Leon Housing Leadership Council

**Strategy ED&RE 3.2:**

Create connections and secure resources that support existing renters within Griffin Heights to become homeowners in the neighborhood.

**Action Item ED&RE 3.2.1:**

Develop a list of landlords willing to sell their properties and renters interested in homeownership and connect the two.

Potential Partners: GHNA, FSU, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Housing and Community Resilience), Mt. Olive CDC, Graceful Solutions

**Action Item ED&RE 3.2.2:**

Work with credit unions, nonprofit providers, and nonprofit developers to create a program that provides homebuyer and home maintenance education, down payment assistance, pre- and post-purchase mentorship and an emergency fund for new homeowners.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Housing and Community Resilience), credit unions, Mt. Olive CDC, Graceful Solutions, Tallahassee-Leon Housing Leadership Council, Tallahassee Lenders Consortium

**Top 3 most important education and youth activities to improve in Griffin Heights:**

- After school programs
- Youth employment opportunities
- Mentoring

- Responses from FSU Community Survey (Spring 2019)





## Concern ED&RE 4: Limited access to health, mental health and recreational resources for youth and adults

**Desired Outcome:** Residents have access to facilities, services and programming that support emotional, physical and social health.

A lack of opportunity in one area often signifies a lack of opportunity in other areas, and this is the case for Griffin Heights. In addition to lacking economic opportunities, residents face challenges in accessing health and mental health resources. Access to such services is one of the neighborhood's primary area of concerns. Currently, neighborhood residents must travel outside the community to access health and mental health services. Previously, the Bond Community Health Center operated a satellite clinic in the Springfield Apartments public housing complex; however, it was closed in 2015.

Healthcare providers that are proximate to the neighborhood are Leon County Health Department (Old Bainbridge Road) and Lincoln Neighborhood Health Clinic (North Brevard Street). Residents can access wellness, comprehensive medical, mental health and nutrition services regardless of ability to pay. Griffin Heights is also home to Miracle Hill Nursing and Rehabilitation, but this facility only offers services to seniors. When neighborhood residents were asked what are the best ways to increase access to better health resources in Griffin Heights, the top three choices were (1) provide neighborhood health workshops, (2) provide safe spaces and counseling options in the neighborhood and (3) host mobile health units.

Recreational areas and facilities for residents living in Springfield and Griffin Heights apartment complexes are lacking. Springfield Apartments houses 607 residents, 365 of which are children, in 190 units. Griffin Heights Apartments also houses families with young children in 150 units. Though Griffin Heights Apartments does have one small play structure for very young children, neither complex has a playground that suitably accommodates its residents. Riley Park, a City-owned and maintained park located between Alabama, Indiana, Calloway and Connecticut streets, is a passive neighborhood park. It has limited recreational facilities. Lawrence-Gregory Community Center at Dade Street does provide recreational programming and facilities, but many residents on the west side of the neighborhood feel it is too far away, while others would like to see programming increased.

### Strategy ED&RE 4.1:

Create awareness of and link residents to existing services and resources for physical health and mental health, offering those services within the community when possible.

#### Action Item ED&RE 4.1.1:

Work with service providers, large apartment complexes, churches, etc., to offer services and events within the neighborhood and target promotion efforts to the community.

Potential Partners: GHNA, The Apalachee Center, Tallahassee Housing Authority, Griffin Heights Apartments, Leon County Department of Health, Neighborhood Medical Center,

area churches, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

#### Action Item ED&RE 4.1.2:

Work with area churches, beauty parlors and barber shops to play a role in helping reduce the stigma of accessing mental health services.

Potential Partners: GHNA, area churches, beauty parlors and barber shops, The Apalachee Center, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

### Action Item ED&RE 4.1.3:

Promote resources that support families and children with special needs and disabilities by inviting providers to church groups and neighborhood meetings/events. Encourage community centers to display resource materials.

Potential Partners: GHNA, area churches, Early Learning Coalition of the Big Bend, Whole Child Leon, other child-serving agencies, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

### Action Item ED&RE 4.1.4:

Provide education to residents on recognizing and managing mental health challenges, understanding the links between mental health and substance use, and the impacts of trauma and poverty (ex: Youth Mental First Aid training, the ACES test in schools).

Potential Partners: GHNA, area churches, FAMU, FSU, Early Learning Coalition of the Big Bend, Whole Child Leon, Department of Children & Families, Tallahassee Food Network, The Apalachee Center, other mental health providers

### Strategy ED&RE 4.2:

Assess the need for new or enhanced recreational facilities, services and programs to address unmet needs.

#### Action Item ED&RE 4.2.1:

Establish a Springfield Children & Family Resource Center located in the Springfield Apartments on Joe Louis Street. Look at models like the Community School model at Sabal Palm Elementary.

Potential Partners: GHNA, Tallahassee Housing Authority, Bond Community Health Center, Leon County Schools, Leon County Department of Health, The Apalachee Center, area churches, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

#### Action Item ED&RE 4.2.2:

Promote afterschool and recreational opportunities that are currently available to residents in the community through community events, schools, and social media.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, area schools





**Action Item ED&RE 4.2.3:**

Partner with area churches and other nonprofit organizations to offer new or enhanced recreational programs in the neighborhood (ex: Sowing Seeds, Sewing Comfort program).

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, area schools, churches

**Action Item ED&RE 4.2.4:**

Work with area churches to offer opportunities for neighborhood residents to fulfill their required community service.

Potential Partners: GHNA; City of Tallahassee (Parks, Recreation and Neighborhood Affairs); Sowing Seeds, Sewing Comfort program; area schools; churches

**Action Item ED&RE 4.2.5:**

Establish partnerships with property owners and managers of large apartment complexes (Griffin Heights Apartments, Springfield Apartments) to revive sports areas and recreational programs within their respective complexes.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, Tallahassee Housing Authority, Griffin Heights Apartments, area schools, churches

**Action Item ED&RE 4.2.6:**

Identify enhancements to neighborhood recreational facilities, including identifying space for a children’s water feature, and improvements to Riley Park through a neighborhood working group (see NI&LU 1.1.1).

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

**Action Item ED&RE 4.2.7:**

Increase programming for seniors at Lawrence-Gregory Community Center.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, Elder Care Services, Inc.



**Top 3 ways to increase access to better health resources in Griffin Heights:**

- Provide neighborhood health workshops
- Safe spaces / counseling options in neighborhood
- Mobile health units

- Responses from FSU Community Survey (Spring 2019)

## Concern ED&RE 5: Affordable healthy food options are limited.

**Desired Outcome:** Residents have increased access to locations where they can purchase and/grow affordable, healthy food.

Griffin Heights is a food desert, an area/community where residents do not have access to affordable, nutritious foods, like fruits, vegetables, and whole grains. Currently, no grocery stores are located within the neighborhood, and the convenience store on Alabama Street is not a reliable option for purchasing fresh and healthy food. Recently, nearby grocery stores that served the neighborhood closed, including: Winn Dixie Supermarket (High Road and Tharpe Street) and Lucky's Supermarket (Ocala Road and West Tennessee Street). The All in One Supermarket, located at 1309 Alabama Street, also closed its doors in 2019.

When surveyed about the best ways to increase access to better health resources in Griffin Heights, residents provided answers that reflect their desire for a store within the neighborhood that sells healthy, fresh and affordable food. Their answers included locally owned stores, farmers markets, and healthier products at local stores. It is interesting that residents connected their health outcomes to their access to healthy and affordable food.

### Strategy ED&RE 5.1:

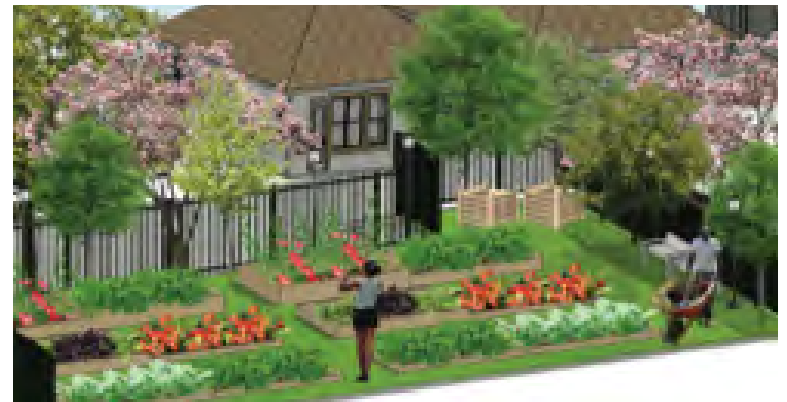
Increase opportunities to sell and purchase healthy food within the neighborhood.

### Action Item ED&RE 5.1.1:

Advocate for the City/County to purchase 1309 Alabama Street for community food retail or other economic development benefit.

Potential Partners: GHNA, Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Community Partners of Tallahassee

\*See Land Use Section for needed changes for commercial development



These images are renderings designed by the FSU DURP graduate students in the Spring of 2019 and are meant for illustrative purposes only.



**Action Item ED&RE 5.1.2:**

Increase the number of healthy food retail spaces and other food businesses in the neighborhood by connecting entrepreneurs to opportunities to secure capital.

Potential Partners: GHNA, Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), FAMU Small Business Development Center

**Action Item ED&RE 5.1.3:**

Find a suitable location for a community garden; partner with universities to help maintain it.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, Tallahassee Food Network, FSU, FAMU

**Action Item ED&RE 5.1.4:**

Create intergenerational gardening programs. Work with Tallahassee Food Network to incorporate the model of its I-Grow garden.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, Tallahassee Food Network, FSU, FAMU

**Action Item ED&RE 5.1.5:**

Identify and assess locations and partners to establish a farmers market or stand and/or food truck parking areas within the neighborhood.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, Leon County Department of Health, Tallahassee Memorial HealthCare, Tallahassee Food Network, Tallahassee Food Truck Association, Community Partners of Tallahassee

**Action Item ED&RE 5.1.6:**

Host classes on nutrition and healthy cooking for residents.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, Tallahassee Food Network, FSU, FAMU, Tallahassee Memorial HealthCare

**Action Item ED&RE 5.1.7:**

Promote access to the KitchenShare program at neighborhood meetings and through social media.

Potential Partners: GHNA, Frenchtown Neighborhood Improvement Association, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

**Action Item ED&RE 5.1.8:**

Collaborate with area churches and other organizers of food distributions in the neighborhood to include more fruits and vegetables when available.

Potential Partners: Farm Share, America's Second Harvest, area churches, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA, Tallahassee Food Network, Community Partners of Tallahassee

### Top 2 ways to get more people involved in the community of Griffin Heights:

- More neighborhood events / programming
- Youth Council as part of the Neighborhood Association

- Responses from FSU Community Survey (Spring 2019)

## Concern ED&RE 6: Decreased social connections

**Desired Outcome: Increase in neighborhood events and neighborhood association capacity that provide opportunities for neighbors to develop relationships and advocate for positive change.**

The history of Griffin Heights portrays a well-connected neighborhood where residents participated in choirs, recreation, and church together. Most residents knew their neighbors and looked out for one another. As older residents died and children who grew up in the neighborhood migrated elsewhere, homes that were once homesteads became rentals, and consequently the connection among neighbors declined. The advent of large apartment complexes in the neighborhood also contributed to the constant fluctuation of residents, limiting their ability to establish social connections with their neighbors.

The residents of Griffin Heights, especially longtime residents, desire this sense of community today. They would like to facilitate opportunities for residents to foster connections and become advocates for the neighborhood. When asked, “What is the best thing about living in Griffin Heights?”, survey respondents listed a strong sense of community, knowing community members, access to community centers and a park, and numerous faith-based organizations as their top four choices. The need for social connection is especially critical for seniors in the neighborhood. The neighborhood association has been a key contributor to positive change in the neighborhood. Residents would like to see the association’s membership and capacity increase so that it can enhance social connections and advocate for the neighborhood.

### Strategy ED&RE 6.1:

Increase the number of events and activities for neighbors to connect with each other.

#### Action Item ED&RE 6.1.1:

Develop and distribute a quarterly calendar of community events via social media, church bulletins, etc.

Potential Partners: GHNA, area churches, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

#### Action Item ED&RE 6.1.2:

Develop and host at least one new collaborative community event per year (ex: potluck, yard sale, etc.). Explore hosting a “Longest Table” event in the neighborhood.

Potential Partners: GHNA, area churches, area schools, nonprofits, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

#### Action Item ED&RE 6.1.3:

Develop a neighborhood sports league to encourage social connection.

Potential Partners: GHNA, area churches, area schools, nonprofits, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), volunteers

### Strategy ED&RE 6.2:

Increase the capacity of the neighborhood association.

#### Action Item ED&RE 6.2.1:

Increase membership in the neighborhood association through personal outreach. Recruit at community events.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), FSU, FAMU, area churches



**Action Item ED&RE 6.2.2:**

Establish a youth council to serve as part of the neighborhood association. Provide training and support for youth to foster meaningful involvement.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), FSU Department of Urban & Regional Planning, FAMU School of Social Work

**Action Item ED&RE 6.2.3:**

Establish a social media committee to manage existing and new social media platforms for the neighborhood. Create a Nextdoor Neighborhood page.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), FSU Department of Urban & Regional Planning

**Action Item ED&RE 6.2.4:**

Establish a representative working group to explore new options for a neighborhood logo and motto.

Potential Partners: GHNA, FSU, FAMU, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

**Action Item ED&RE 6.2.5:**

Create signage to advertise neighborhood association meetings.

Potential Partners: GHNA, FSU, FAMU, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

**Strategy ED&RE 6.3:**

Decrease social isolation for seniors.

**Action Item ED&RE 6.3.1:**

Work with area churches to develop a program for youth to assist elderly residents with home maintenance, landscaping, etc.

Potential Partners: GHNA, area churches, Elder Care Services

**Action Item ED&RE 6.3.2:**

Promote existing resources for senior recreation and engagement through neighborhood faith groups and other community groups.

Potential Partners: GHNA, area churches, nonprofits, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Elder Care Services, Area Agency on Aging of North Florida

**Action Item ED&RE 6.3.3:**

Collaborate with elder-serving organizations to develop neighborhood activities designed to foster intergenerational interactions.

Potential Partners: GHNA, Elder Care Services, FSU School of Social Work, FAMU School of Social Work, Area Agency on Aging of North Florida



# Neighborhood Infrastructure & Land Use



Streets, sidewalks, bus stops, stormwater facilities, vacant lots, parks and signage all have an impact on how residents and visitors experience the neighborhood. Land use and zoning, although not as visually obvious, also shape the character of the neighborhood and can present or prevent opportunities for growth. The community has identified opportunities for improvements to various public infrastructure and some key land use changes that will allow for neighborhood scale commercial development. Residents chose to focus on the following seven neighborhood concerns: Riley Park is underutilized, lack of bicycle and pedestrian connectivity to neighborhood resources and the broader community, lack of visually appealing streetscapes and signage in the neighborhood, maintenance and appearance of stormwater features, public transportation options are limiting and expensive, vacant lots and dilapidated structures, and incompatible land uses.



**Alignment with Tallahassee 2024 Strategic Plan:**  
This section of the plan furthers Objectives 2B, 2C, 4A, 4D, 4E, 7A and 7B of the City of Tallahassee 2024 Strategic Plan.





## Concern NI&LU 1: Riley Park is underutilized.

Riley Park is situated on 4.8 acres between Indiana and Alabama streets to the north and south and Calloway and Connecticut streets to the east and west. The park was designed as a passive park, providing trails and a few benches for residents to enjoy the nature of the area. Over the years, residents have worked with the City of Tallahassee Parks, Recreation and Neighborhood Affairs Department to add picnic benches and a concrete platform with electric access for performances. With a lack of space for parking, neighborhood residents have historically been limited or deterred from being able to access the park via a motor vehicle. Residents want Riley Park to serve as a vibrant community gathering space with more park amenities. Both the hilly topography and a functional wetland in the southeast corner of the park, however, present challenges that must be considered when designing future park enhancements.

**Desired Outcome: Riley Park is a safe and well-used community resource.**

### Strategy NI&LU 1.1:

Enhance and increase use of Riley Park.

#### Action Item NI&LU 1.1.1:

Establish a working group comprised of residents and other stakeholders to partner with the City of Tallahassee Parks, Recreation and Neighborhood Affairs Department to determine what kind of park the neighborhood wants and what improvements can be made to the park to increase utilization given its topographic and environmental constraints.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA

#### Action Item NI&LU 1.1.2:

Pursue funding opportunities to support implementation of the Riley Park Working Group's recommendations.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA

#### Action Item NI&LU 1.1.3:

Improve and stabilize the footpath and entrance at the south end of the park.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs)



## Concern NI&LU 2: Lack of bicycle and pedestrian connectivity to neighborhood resources and the broader community

**Desired Outcome:** Increased sidewalk coverage and bike/pedestrian infrastructure.

There are 7.38 miles of existing sidewalks in the neighborhood. Several connector streets within the neighborhood, however, have incomplete sidewalks, while others are in poor condition, posing a potential safety risk for residents. Students from the Florida State University Department of Urban & Regional Planning (FSU DURP) conducted a survey of neighborhood sidewalks in 2019 and found that portions of the sidewalks on Alabama Street, Arkansas Street and Old Bainbridge Road need repair. The sidewalk on Preston Street abruptly ends. Residents are concerned about ensuring the safety of area children as they make their way to and from school. The City of Tallahassee and residents of Griffin Heights have identified priority sidewalks along Preston Street, Colorado Street and Alabama Street to repair or construct, as funding becomes available. Currently, there are no bike lanes within the neighborhood and no signage to promote sharing the road with cyclists. Enhancing bicycle/pedestrian infrastructure will increase residents' ability to safely access public transportation and other resources both within and outside of the neighborhood.

### Strategy NI&LU 2.1:

Address gaps in the neighborhood's bicycle/pedestrian network to provide facilities that connect neighborhood features such as area schools, Riley Park, and major collector streets (Alabama, Tennessee, and Old Bainbridge).

#### Action Item NI&LU 2.1.1:

Conduct a Walk A Block assessment of existing sidewalks and bike lanes.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Housing and Community Resilience; Underground Utilities and Public Infrastructure), GHNA

#### Action Item NI&LU 2.1.2:

Conduct a Neighborhood Blitz to repair sidewalk issues identified in the Walk A Block Assessment.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Housing and Community Resilience; Underground Utilities and Public Infrastructure)





**Action Item NI&LU 2.1.3:**

Install/complete sidewalks on four priority streets: Preston Street (from Clay Street to Woodward Avenue), Harlem Street, Alabama Street, and Colorado Street.

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure) Tallahassee-Leon County Planning Department, GHNA

**Action Item NI&LU 2.1.4:**

Install signage to encourage vehicles to share the road with bicycles.

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure), GHNA

**Action Item NI&LU 2.1.5:**

Explore the use of sharrows on higher-traffic roads to emphasize the need for cars and bicycles to share the road. Explore utilizing temporary planters on these roads to illustrate where bike lanes or sharrows could be.

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure), GHNA

**Action Item NI&LU 2.1.6:**

Install a Rectangular Rapid Flash Beacon (lighted crosswalk) across Basin Street at Arizona Street to enhance safety for residents walking to the bus stop at the intersection.

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure; StarMetro), GHNA, Griffin Heights Apartments



### Concern NI&LU 3: Lack of visually appealing streetscapes and signage in the neighborhood

**Desired Outcome:** Streetscaping on targeted streets enhances public safety and mobility while also beautifying the surrounding neighborhood.

The neighborhood would like to see enhanced placemaking signage, landscaping, and lighting on public rights-of-way and neighborhood gateway streets. Gateway streets into the neighborhood include Basin Street, Colorado Street, Alabama Street, Preston Street and Volusia Street. The FSU DURP students also conducted a windshield survey of road conditions in the neighborhood and found that most were in good condition. Volusia Street and Joe Louis Street were identified as the two streets needing the most urgent repair due to cracks, missing pavement markings and different colored asphalt. The street lighting that does exist within the neighborhood is typically large, overhead lighting that is harsh and not created at a pedestrian scale.

The neighborhood would like to see streetscaping efforts focused at a pedestrian scale to create an environment that is more inviting and safer to walk and drive in. Furthermore, attractive and inviting streetscapes can help create a positive first impression of neighborhood infrastructure and lead to enhanced community beautification. By creating a visually appealing environment that is easier and safer to navigate, more residents and visitors may use the street infrastructure. This increased usage may lead to a more vibrant community as neighbors interact with one another more frequently.

#### Strategy NI&LU 3.1:

Implement streetscaping improvements on key neighborhood gateway streets.

#### Action Item NI&LU 3.1.1:

Develop and implement a streetscape plan for neighborhood gateway streets (Basin, Alabama, Colorado, Volusia streets). Support the Main Street concept for Alabama Street (from Basin Street to North Abraham Street). Reference ideas in the designs developed by the FSU DURP students.

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure; Growth Management), Tallahassee-Leon County Planning Department, GHNA, FSU (DURP)

Note: This strategy also ties into Community Beautification strategies identified for individual property clean-up/maintenance.

#### Strategy NI&LU 3.2:

Increase/enhance streetlight coverage throughout the neighborhood.

#### Action Item NI&LU 3.2.1:

Work with the City of Tallahassee Electric Utility to determine and implement streetlight enhancement needs and solutions throughout the neighborhood.

Potential Partners: City of Tallahassee (Electric), GHNA



#### Action Item NI&LU 3.2.2:

Educate the community on how to report streetlight outages via DigiTally and the City's Customer Service line.

Potential Partners: City of Tallahassee (Electric), GHNA



### Strategy NI&LU 3.3:

Use signage and other creative projects to highlight the unique character of the neighborhood.

#### Action Item NI&LU 3.3.1:

Identify locations for additional/enhanced neighborhood signage on gateway streets and construct signage at these locations. Possible locations include Basin and Preston streets, Basin and Charlotte streets, Colorado and Indiana streets or Colorado and Tharpe streets. There is an existing sign on Old Bainbridge Road and Alabama Street.

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs; Growth Management)

#### Action NI&LU 3.3.2:

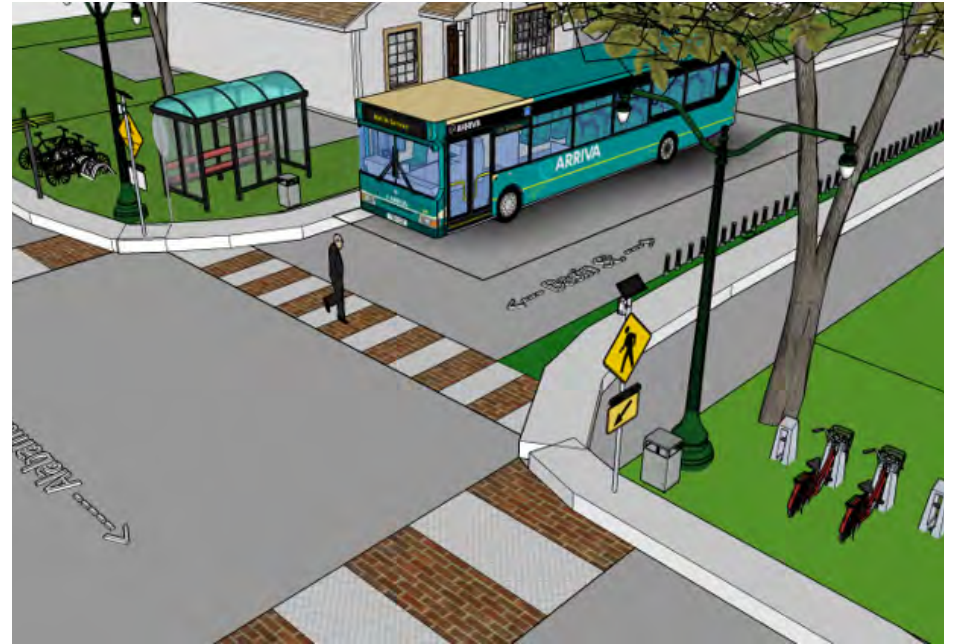
Apply for and use funds from the City's Vibrant Neighborhood Grant program to construct and enhance neighborhood signs.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), GHNA

#### Action Item NI&LU 3.3.3:

Develop a community art project that involves neighborhood residents (ex: mural, etc.). Engage young people in this project.

Potential Partners: GHNA, COCA, FSU, FAMU, City of Tallahassee (Housing and Community Resilience; Parks Recreation and Neighborhood Affairs)



These images are renderings designed by the FSU DURP graduate students in the Spring of 2019 and are meant for illustrative purposes only.

## Concern NI&LU 4: Maintenance and appearance of stormwater features

Desired Outcome: Neighborhood stormwater features are safe, clean and attractive amenities.

Twenty-two (22) streets within the neighborhood are lined or partially lined with open drainage ditches, totaling a length of over 16,800 feet. These open ditches are potential hazards to pedestrians and cars and can be an eyesore when litter collects in them. Some of the neighborhood's stormwater ponds are currently surrounded by visually unappealing or broken fences, but they present an opportunity to become community amenities with enhanced fencing and landscaping. There are three primary stormwater ponds in the neighborhood located on (1) Alabama Street between Calloway and Joe Louis streets, (2) Arizona Street between California and Arkansas streets and (3) Basin Street between Preston and Charlotte streets. Improvements to stormwater, water and sewer infrastructure on Arkansas Street, Dover Street and Clay Street have recently been made or are currently in progress.

### Strategy NI&LU 4.1:

Regularly clean stormwater ditches and facilities.



#### Action Item NI&LU 4.1.1:

Educate residents on how to report litter in swales/ditches and ponds via DigiTally or the City of Tallahassee Customer Service line.

Potential Partners: GHNA, residents, City of Tallahassee (Underground Utilities and Public Infrastructure)

#### Action Item NI&LU 4.1.2:

Organize and host neighborhood cleanups to remove trash and debris from drainage structures and other neighborhood rights-of-way. [See Community Beautification item CB 2.2.3]

Potential Partners: GHNA, residents, City of Tallahassee (Underground Utilities and Public Infrastructure; Community Beautification and Waste Management)

### Strategy NI&LU 4.2:

Enhance existing neighborhood stormwater facilities.

#### Action Item NI&LU 4.2.1:

Work with the City of Tallahassee Underground Utilities and Public Infrastructure Department (UUPI) to determine and implement enhancements – including trash filters, fencing and landscaping – to the stormwater facilities on Alabama Street (between Calloway and Joe Louis streets) and Arizona Street (between Arkansas and California streets).

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure; Community Beautification and Waste Management)

#### Action Item NI&LU 4.2.2:

Work with UUPI to determine feasibility of covering drainage ditches and moving stormwater to underground system. Explore Harlem Street as a priority street.

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure; Community Beautification and Waste Management)



### Strategy NI&LU 4.3:

Reduce erosion in individual yards using landscaping techniques.

#### Action Item NI&LU 4.3.1:

Work with the City of Tallahassee UUPI to target properties in need of erosion mitigation and educate property owners/residents about effective strategies for controlling erosion.

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure; TAPP)



#### Action Item NI&LU 4.3.2:

Promote TAPP's Rain Garden grant program through community events and social media.

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure; Community Beautification and Waste Management; TAPP)



### Top 2 ways to make Griffin Heights easier to walk, bike, or drive:

- Improved network of sidewalks
- Crosswalks

- Responses from FSU Community Survey (Spring 2019)

## Concern NI&LU 5: Public transportation options are limiting and expensive.

Desired Outcome: Residents have reliable and affordable public transportation options.

StarMetro's Moss bus route runs the perimeter of the neighborhood. The route runs north on Woodward Avenue, west on Preston Street, north on Basin Street, and exits the neighborhood at Colorado Street and Tharpe Street. Heading south, the route turns off Old Bainbridge Road west onto Volusia Street, south on Joe Louis Street, and east on Alabama Street back to Old Bainbridge Road. In fiscal year 2019 (October 2018 to September 2019), StarMetro served 169,931 trips on the Moss route. Using stop level data, 1,236 trips were for the Griffin Heights neighborhood. There is not, however, a bus route that reaches the neighborhood's core. Many transit-dependent residents must walk several blocks to catch the bus.

Lack of a nearby grocery store or a grocery store within the neighborhood also impacts the residents. Transit-dependent Griffin Heights residents can spend hours using the bus system for grocery shopping. This also means that residents must lug their groceries on the bus and, upon return to neighborhood, walk several blocks to their homes carrying groceries. Neighborhood seniors have voiced concerns about the pricing and reliability of the public transportation options available to them. Residents have also identified stops along the existing route that could benefit from enhancements such as benches or shelters.

### Strategy NI&LU 5.1:

Educate residents about how to access StarMetro's services and other transportation supports.

#### Action Item NI&LU 5.1.1:

Invite StarMetro to community events to demonstrate ways to best access the service.

Potential Partners: GHNA, City of Tallahassee (StarMetro)

#### Action Item NI&LU 5.1.2:

Create a program to connect residents to bicycle donations or low-cost purchase options.

Potential Partners: GHNA, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Bicycle House, TPD

### Action Item NI&LU 5.1.3:

Promote the S.T.A.R.S. (Seniors Transporting At Risk Seniors) program and other resources for transportation services through community events, churches and social media.

Potential Partners: Elder Care Services, GHNA, City of Tallahassee (StarMetro), Big Bend Transit





### Strategy NI&LU 5.2:

Increase and enhance the availability of services and support facilities for public transportation in the neighborhood.

#### Action Item NI&LU 5.2.1:

Advocate with StarMetro for route changes that better serve the neighborhood, including the feasibility of providing fixed route services on more streets within the neighborhood using the old Route 13 as a model.

Potential Partners: GHNA, City of Tallahassee (StarMetro; Parks, Recreation and Neighborhood Affairs)

#### Action Item NI&LU 5.2.2:

Improve bus stop and shelter facilities at these locations: Preston and Richmond streets; Basin and Arizona streets (across from Griffin Heights Apartments).

Potential Partners: GHNA, City of Tallahassee (StarMetro; Parks, Recreation and Neighborhood Affairs)

#### Action Item NI&LU 5.2.3:

Advocate for the establishment of a bus stop that provides Miracle Village residents a closer bus stop (Alabama and Birmingham streets).

Potential Partners: GHNA, Miracle Village residents, City of Tallahassee (StarMetro; Parks, Recreation and Neighborhood Affairs)

#### Action Item NI 5.2.4:

Find resources to allow seniors to get fee waivers or discounts for Dial-A-Ride transit services.

Potential Partners: GHNA, City of Tallahassee (StarMetro; Parks, Recreation and Neighborhood Affairs)

#### Action Item NI&LU 5.2.5:

Create a neighborhood-based volunteer program that provides rides to seniors.

Potential Partners: GHNA, area churches

#### Action Item NI&LU 5.2.6:

Work with the Tallahassee-Leon County Planning Department to identify preferred parking areas for e-scooters within the neighborhood.

Potential Partners: GHNA, Tallahassee-Leon County Planning Department, City of Tallahassee (Parks, Recreation & Neighborhood Affairs)



## Concern NI&LU 6: Vacant lots and dilapidated structures

**Desired Outcome:** Vacant properties are well-maintained or are re-developed for community benefits.

There are approximately 72 vacant lots (50 acres) and 370 (14.3%) vacant housing units within the boundaries of Griffin Heights (ACS, 2018 estimates). Vacant lots are often seen as a sign of disinvestment in a community. Many of these lots are not well kept, attract litter and dumping, and often contribute to crime. Vacant lots, however, have the potential to become vital community assets through re-development and present an opportunity for neighborhood revitalization. The vacant parcels are primarily owned by private owners, though 17 are owned by the County. Vacant space owned by the City is currently being utilized for water, stormwater, electric facilities or is designated as right-of-way. Vacant lots are scattered throughout the neighborhood, but the highest concentrations are in the center and on the east side of Griffin Heights. There are also 11 contiguous parcels of vacant land (almost 15 acres) located in the north east portion of the neighborhood that could be used for new housing development. These parcels, however, are landlocked; they currently have no direct access to existing City streets. FSU DURP students developed a proposed design of what affordable housing development could look like on these parcels. Two of these parcels are owned by Leon County; the rest are individually owned. The largest parcel is 9.75 acres.

### Strategy NI&LU 6.1:

Develop vacant lots for community benefit.

#### Action Item NI&LU 6.1.1:

Maintain an inventory of all vacant lots and dilapidated homes within the neighborhood.

Potential Partners: City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), GHNA

#### Action Item NI&LU 6.1.2:

Support the development of the vacant tract of land on the northside of Volusia Street for affordable/workforce housing. Target new homeowners for this development.

Potential Partners: GHNA, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), nonprofit and private developers



These images are renderings designed by the FSU DURP graduate students in the Spring of 2019 and are meant for illustrative purposes only.



### **Action Item NI&LU 6.1.3:**

Assess the suitability of existing single-family lots for the development of workforce housing. Identify funding sources for the purchase of suitable lots. Assess City- and County-owned lots for feasibility for community gardens or other creative uses (permanent or temporary).

Potential Partners: GHNA, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs, Real Estate), Tallahassee-Leon Planning Department, nonprofit and private developers, Tallahassee Food Network, FSU DURP

### **Action Item NI&LU 6.1.4:**

Ensure that new housing developments are “green,” energy efficient, apply universal design, incorporate solar technology when possible and are designed to match the look and feel of the community.

Potential Partners: GHNA, Tallahassee-Leon County Planning Department, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), nonprofit and private developers

### **Action Item NI&LU 6.1.5:**

Support the creation of a community land trust.

Potential Partners: GHNA, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium

### **Action Item NI&LU 6.1.6:**

Develop a database of publicly owned lots that are available for purchase.

Potential Partners: City of Tallahassee (Real Estate; Housing and Community Resilience), Leon County

## **Strategy NI&LU 6.2:**

Promote voluntary compliance with City codes.



### **Action Item NI&LU 6.2.1:**

Invite the City’s Code Enforcement Division to provide a report on active code enforcement cases at neighborhood association meetings every other month.

Potential Partners: City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), GHNA



### **Action Item NI&LU 6.2.2:**

Educate residents on how to promptly report potential code violations. Host a workshop where code enforcement provides education about code violations and ways to report them.

Potential Partners: City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), GHNA

### **Action Item NI&LU 6.2.3:**

Develop and implement a code enforcement amnesty program that waives liens for property owners that address violations.

Potential Partners: City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), GHNA

### **Action Item NI&LU 6.2.4:**

Neighborhood residents organize to find and talk to absentee owners about keeping up their homes/land.

Potential Partners: GHNA, churches

### Strategy NI&LU 6.3:

Promote the repair and reuse of existing structures.

#### Action Item NI&LU 6.3.1:

Develop and implement a housing assistance program that offers financial (grants and/or loans) and regulatory incentives for owners to repair and remodel existing structures. (See Action Item CB 1.2.2)

Potential Partners: City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), GHNA



### Concern NI&LU 7: Incompatible land uses

**Desired Outcome:** The neighborhood has land uses that allow for a mix of neighborhood-scale commercial development while also preserving the residential character of the neighborhood.

The predominant existing land use in the neighborhood is Residential Preservation, which allows for up to six dwelling units per acre and is characterized by homogeneous residential areas that are primarily accessed by local streets. The primary function of this land use category is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Non-residential land uses are largely prohibited. As of 2019, there were 421 residential properties with a higher density than allowed by the Residential Preservation category. Many of these properties are multi-family properties; however, there several single-family homes that are nonconforming to density requirements, primarily attributable to the smaller lot sizes in the neighborhood.

The other two primary land use categories in the neighborhood are Central Urban and Urban Residential. The Central Urban land use category is characterized by older developed portions of the community that are primarily located adjacent to or in close proximity to the urban core and major universities and is intended to provide a variety of residential types (up to 45 dwelling units per acre), employment (includes light manufacturing), office and commercial activities. The primary function of the Urban Residential land use category is to encourage medium density residential housing. The maximum residential density in the category is ten dwelling units per acre and the minimum is four dwelling units per acre. The category allows townhouses, single family detached homes, two-family homes, and apartments, as well as community facilities related to residential use.



The neighborhood has historically included some small home-based businesses and small-scale retail outlets along Alabama Street, with larger retail locations located along the busier edge of the neighborhood at Tennessee Street and Basin Street, and West Tharpe Street and Old Bainbridge Road. There are four commercial properties along Alabama Street that are currently nonconforming land uses. This means that if any of those properties were to be destroyed or become otherwise inactive, new commercial uses would not be currently approved. Residents have voiced a desire to see an increase in neighborhood-scale commercial development along Alabama Street. By updating zoning, the neighborhood will have the opportunity to create a mixed-use environment to increase economic opportunity in the heart of the neighborhood.

### Strategy NI&LU 7.1:

Develop land use mechanisms to preserve the single-family residential character of the neighborhood while creating opportunities for neighborhood-scale commercial development in designated areas.

#### Action Item NI&LU 7.1.1:

Designate Alabama Street (from Basin Street to North Abraham Street) as a “Neighborhood Boundary” to allow for the creation of a Main Street corridor, providing opportunities for neighborhood-scale commercial development.

Potential Partners: Tallahassee-Leon County Planning Department, Tallahassee-Leon County Office of Economic Vitality, GHNA,

#### Action Item NI&LU 7.1.2:

Work with the Tallahassee-Leon County Planning Department to refine the proposed Neighborhood Boundary land use category and zoning district for application within the neighborhood.

Potential Partners: GHNA, Tallahassee-Leon County Planning Department

#### Action Item NI&LU 7.1.3:

Identify density recommendations for the neighborhood and share with the Tallahassee-Leon County Planning Department.

Potential Partners: GHNA, Tallahassee-Leon County Planning Department

#### Action Item NI&LU 7.1.4:

Work with the Tallahassee-Leon County Planning Department on form-based code.

Potential Partners: GHNA, Tallahassee-Leon County Planning Department



# Neighborhood Safety & Crime Prevention



In the survey conducted by FSU DURP, residents identified decreasing neighborhood crime as one of the top 2 strategies for improving the community. Increasing resident engagement and collaboration with law enforcement as well as infrastructure improvements and social supports have all been outlined in the plan as key facets of a comprehensive approach to fostering neighborhood safety. The five key neighborhood concerns related to neighborhood safety and crime prevention that the Griffin Heights Community Action Team chose to address include: limited resident involvement in addressing and preventing criminal activity, the need to strengthen trust and relationships between residents and law enforcement, speeding and other traffic violations occurring on neighborhood streets, drug activity and loitering at convenience stores.



**Alignment with Tallahassee 2024 Strategic Plan:** This section of the plan furthers Objectives 2A, 4D, 5A and 5B of the City of Tallahassee 2024 Strategic Plan.





**Concern NS&CP 1: Resident involvement in addressing and preventing criminal activity is limited.**

**Desired Outcome: The neighborhood is actively engaged in crime prevention efforts.**

Neighborhoods must take an active role in creating an atmosphere that deters crime. A lack of willingness to report crime may portray disinterest in the problem and can help to foster an environment where criminal activities flourish. Furthermore, law enforcement cannot address and enforce issues they are unaware of. There are several “crime hot spots” in Griffin Heights, which the neighborhood can help address. From 2014-2018, there were 10,457 calls for service in the neighborhood. There were 375 “persons” offenses during that period and 2,096 “property and other” offenses. Persons offenses include aggravated assault, murder, rape, and robbery. Property and other offenses include arson, burglary, destruction, larceny, motor vehicle theft, trespass, and weapons offenses.

According to the community survey that was conducted by FSU DURP students in 2019, neighborhood safety was one of the top four concerns raised by survey respondents. A reduction in neighborhood crime was ranked as the second most important neighborhood improvement by survey respondents. Residents can take action to involve themselves and collaborate with law enforcement to keep their neighborhood safe.

**Strategy NS&CP 1.1:**

Engage and educate neighborhood residents and stakeholders (churches, schools, business owners, landlords) on crime reporting, fire prevention, and personal safety techniques.



**Action Item NS&CP 1.1.1:**

Promote the use of Crime Stoppers as a means for residents to anonymously report crime and suspicious activities taking place in the neighborhood. Inform residents that those who offer tips on criminal activities occurring in the neighborhood do not have to testify.

Potential Partners: GHNA, City of Tallahassee (TPD; TFD; Parks, Recreation and Neighborhood Affairs), Big Bend Crime Stoppers, LCSO, area churches



**Action Item NS&CP 1.1.2:**

Identify and appoint block captains for the Griffin Heights Neighborhood Crime Watch, giving priority to the crime hot spot areas in the neighborhood.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), LCSO

**Action Item NS&CP 1.1.3:**

Collaborate with area churches to host safety workshops and engage young people.

Potential Partners: GHNA, City of Tallahassee (TPD; TFD; Parks, Recreation and Neighborhood Affairs), LCSO, area churches

**Action Item NS&CP 1.1.4:**

Collaborate with the large apartment complexes in the neighborhood to host safety workshops and to identify residents who are willing to get involved in a Crime Watch for their apartment complex.

Potential Partners: GHNA, City of Tallahassee (TPD; TFD; Parks, Recreation and Neighborhood Affairs), LCSO, Tallahassee Housing Authority, Griffin Heights Apartments, other apartment complex managers

**Action Item NS&CP 1.1.5:**

Host an annual Safety Fair and other safety-related workshops/ event(s) in the neighborhood to address crime and fire prevention, disaster preparedness and personal safety.

Potential Partners: GHNA, City of Tallahassee (TPD; TFD; Parks, Recreation and Neighborhood Affairs), LCSO

**Action Item NS&CP 1.1.6:**

Partner with area schools to engage with parents and students at school orientations, open houses and other school events to promote personal and neighborhood safety.

Potential Partners: GHNA, City of Tallahassee (TPD; TFD; Parks, Recreation and Neighborhood Affairs), LCSO



**Top 3 ways to improve public safety in Griffin Heights:**

- Improved street lighting
- Connect residents to services that provide education and employment support
- Police visibility (foot patrol / community relationships)

- Responses from FSU Community Survey (Spring 2019)



## Concern NS&CP 2: There is a need to strengthen trust and relationships between residents and law enforcement.

Desired Outcome: Law enforcement and residents engage often and are visible in the neighborhood together.

Lack of trust between residents and law enforcement can lead to unreported crime among other issues. Providing opportunities for officers and residents to get to know each other will enhance positive engagement and support a collaborative atmosphere where everyone is taking responsibility for neighborhood safety.

### Strategy NS&CP 2.1:

Work with the Tallahassee Police Department to promote and enhance community policing efforts.



#### Action Item NS&CP 2.1.1:

Host activities and events that provide opportunities for law enforcement and residents to have positive and peaceful interactions and engagement. (ex: Operation Safe Neighborhoods, Coffee with a Cop, etc.) Host these activities in apartment complexes (Griffin Heights Apt., Springfield Apts.) and other areas of the neighborhood.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), LCSO, Tallahassee Housing Authority, Griffin Heights Apartments, other apartment complex managers

#### Action Item NS&CP 2.1.2:

Work with other neighborhoods to create a series of ongoing monthly, solution-focused dialogues about racism, history, and relationships with police, etc.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), LCSO, other neighborhood associations

#### Action Item NS&CP 2.1.3:

Work with TPD and LCSO to conduct targeted officer recruitment in the neighborhood.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs, TEMPO), LCSO

#### Action Item NS&CP 2.1.4:

Encourage TPD and LCSO leadership to diversify and enhance de-escalation training, including providing opportunities to officers to intern in other countries where officers do not carry guns.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), LCSO

#### Action Item NS&CP 2.1.5:

Collaborate with TPD and LCSO to establish an “Officer in Residence” housing program for the Griffin Heights neighborhood.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), LCSO

#### Action Item NS&CP 2.1.6:

Advocate for the location of a COPPS unit in Griffin Heights, including officers on the beat.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs)

**Action Item NS&CP 2.1.7:**

Collaborate with TPD to explore the feasibility of establishing police substations in apartment complexes in the neighborhood.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), Tallahassee Housing Authority, Griffin Heights Apartments



**Action Item NS&CP 2.1.8:**

Promote TPD's Residential Surveys as a community resource.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs)





## Concern NS&CP 3: Speeding and other traffic violations occurring on neighborhood streets

Desired Outcome: Speeding and other traffic violations within the neighborhood are reduced.

There are several streets within the neighborhood that are used as thoroughfares to connect areas adjacent to Griffin Heights. These streets include Basin Street, California Street, Colorado Street and Alabama Street. Often people driving through the neighborhood do not obey traffic laws and drive well above the posted speed limits, creating a safety risk for pedestrians, cyclists, and other vehicles. In 2019, there were 48 traffic violations on these four gateway streets. Of those 48 violations, 28 were related to license, registration, or insurance; 14 were driving-related (speed, yielding, etc.); three were equipment-related; and three were DUI. The addition of signage and traffic calming infrastructure on the busiest roads will create a safer environment.

### Strategy NS&CP 3.1:

Use traffic engineering design concepts to reduce speeding and other traffic violations. [See also Strategy NI&LU 2.1]

#### Action Item NS&CP 3.1.1:

Enhance/increase traffic signage along neighborhood gateway streets (Basin, California, Colorado and Alabama streets).

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs)

#### Action Item NS&CP 3.1.2:

Prioritize streets within the neighborhood for the installation of traffic calming features.

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs)

### Strategy NS&CP 3.2:

Establish safe walking routes to area schools and churches and inform parents and students about these routes.

#### Action Item NS&CP 3.2.1:

Work with TPD, Leon County School District and area schools to identify resources to ensure student safety.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), LCSO, Leon County School District



## Concern NS&CP 4: Drug activity

**Desired Outcome:** Drug activity in the neighborhood is dramatically reduced.

From 2014-2018, Tallahassee Police Department reports of incidents occurring in Griffin Heights showed 397 instances in which a drug offense was included. During that timeframe, 2014 and 2017 were the years with the highest number of drug offenses at 90 each. 2016 and 2018 showed the biggest improvements with 62 and 70 instances, respectively. There are several factors that may lead people to be more susceptible to being involved in illicit drug activities. One reason is a lack of employment, which often stems from a lack of opportunity or knowledge of other options. The unemployment rate in the neighborhood is 10%, and 21% of people within the neighborhood do not possess a high school diploma or equivalent degree. Some of the crime hot spots include the apartment complexes, vacant lots or hidden areas (i.e. Riley Park), and the Alabama Street corridor. There are many solutions to address drug activity, including increased partnership with law enforcement, creation of job opportunities, and access to drug treatment facilities.

### Strategy NS&CP 4.1:

Work with law enforcement and other community partners to decrease illegal drug activity in the neighborhood.

#### Action Item NS&CP 4.1.1:

Request TPD install surveillance cameras in strategic locations within the neighborhood.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs)



#### Action Item NS&CP 4.1.2:

Encourage residents to call TPD to report incidents of drug activities in the neighborhood.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs)

#### Action Item NS&CP 4.1.3:

Partner with service providers and faith communities to educate residents on substance use treatment resources. Assess the possibility of implementing a street outreach program to connect individuals to substance use resources. [See also Strategy ED&RE 4.1]

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), The Apalachee Center, other treatment providers



#### Action Item NS&CP 4.1.4:

Connect “Opportunity Youth” (youth ages 16 to 24 years old not enrolled in school or currently employed) to the TEMPO program for educational and entrepreneurial training/resources. [See also ED&RE 2.2.1]

Potential Partners: City of Tallahassee (TEMPO; TPD, Parks, Recreation and Neighborhood Affairs), GHNA, area churches





## Concern NS& CP 5: Loitering at convenience stores

**Desired Outcome:** Residents feel safe when walking or driving by the area's convenience stores.

The convenience stores along the Alabama Street corridor have long been a place where people gather and loiter. These gatherings can result in illicit activities and/or the perception of such activities. The presence of large groups in front of stores often deters other residents from shopping at or even walking by these businesses, which has both economic and social costs. Though loitering is a concern for residents, that concern has not translated into reports to the Tallahassee Police Department. Over the past five years, only 13 reports of loitering were made to TPD. This suggests that, although it is a nuisance and a concern, residents do not feel the need to involve the police or feel helpless about preventing loitering on property that is not their own.

### Strategy NS&CP 5.1:

Reduce incidences of loitering at neighborhood stores.

#### Action Item NS&CP 5.1.1:

Engage store owners and the owners of the lots adjacent to these businesses to help reduce loitering.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), store owners, adjacent property owners

#### Action Item NS&CP 5.1.2:

Connect those that are loitering to resources and alternate places to gather.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs)

#### Action Item NS&CP 5.1.3:

Create additional or enhance existing community gathering spots.

Potential Partners: GHNA, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs)



# Funding for Community Projects



Many of the action items outlined in this plan do not require funding to complete, but instead will be driven by collaboration, partnership and resident involvement. However, there are other key projects that the neighborhood has identified that will require funding, whether it be from local government, private foundations or other sources. The projects represent a need for investment in infrastructure and programming for the neighborhood that has long been underprovided. The Griffin Heights Community Action Team outlined its primary and sole concern for this section as: no identified or dedicated funding sources to finance the implementation of the neighborhood plan. Residents have put a lot of work into their plan and want to see these projects implemented. They are hopeful that their partners in local government will work creatively to help find ways to finance the plan.



**Alignment with Tallahassee 2024 Strategic Plan:** This section of the plan furthers Objectives 2B, 2C, 2D, and 3D of the City of Tallahassee 2024 Strategic Plan.





## Concern F 1: No identified or dedicated funding sources to finance the implementation of the neighborhood plan

Unlike other neighborhoods participating in the Neighborhood Public Safety Initiative, Griffin Heights is not within a Tallahassee Community Redevelopment Agency (CRA) district. Therefore, the neighborhood is not eligible to receive funding from the CRA. Funding for the neighborhood infrastructure projects, services and programs identified in this plan will have to come from other sources.

**Desired Outcome: Projects outlined in the neighborhood plan are funded and implemented.**

### Strategy F 1.1:

Identify and cultivate dedicated funding sources from which projects and initiatives can be funded.



#### Action Item F 1.1.1:

Establish a working group to research and analyze whether the Griffin Heights neighborhood qualifies to be included in a Tallahassee Community

Redevelopment Agency District. If a needs assessment or other data collection is required, advocate with City leadership to request that.

Potential Partners: GHNA, CRA staff, FSU, FAMU



#### Action Item F 1.1.2:

If the results of the analysis referenced in Action Item F 1.1.1 show that the neighborhood meets the criteria to be included in the CRA, petition the

Tallahassee Community Redevelopment Agency Board and the Tallahassee City Commission for the inclusion of the Griffin Heights neighborhood in the Greater Frenchtown/Southside Community Redevelopment Area.

Potential Partners: GHNA, CRA



#### Action Item F 1.1.3:

Gather resident support in the form of letters, meeting attendance and petitions to support the

neighborhood's request for inclusion in the community redevelopment district.

Potential Partners: GHNA

#### Action Item F 1.1.4:

Request funding from Leon County for those projects and initiatives that qualify for County funding.

Potential Partners: GHNA

### Strategy F 1.2:

Work with City and County departments and nonprofit partners to secure funding for neighborhood projects.

#### Action Item F 1.2.1:

Work with the Tallahassee-Leon County Office of Economic Vitality to secure funding for economic development projects, including the purchase of 1309 Alabama Street for a neighborhood grocery store.

Potential Partners: GHNA, Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), LCSO

**Action Item F 1.2.2:**

Work with the City of Tallahassee Community Housing & Human Services Department to secure funding for housing development projects.

Potential Partners: GHNA, City of Tallahassee (Housing and Community Resilience, Parks, Recreation and Neighborhood Affairs)

**Action Item F 1.2.3:**

Work with the City of Tallahassee Underground Utilities and Public Infrastructure Department to secure funding for neighborhood infrastructure projects.

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure, Parks, Recreation and Neighborhood Affairs)

**Action Item F 1.2.4:**

Research grant opportunities to fund infrastructure and social service projects; partner with relevant agencies/nonprofits. Use grant partnerships as opportunities to also build capacity for area nonprofits serving the neighborhood.

Potential Partners: GHNA, City of Tallahassee (Underground Utilities and Public Infrastructure Department, Parks, Recreation and Neighborhood Affairs), area nonprofits, area churches, FSU, FAMU







# 5 Appendices

Appendix A - Action Items for Immediate Implementation

Appendix B - Implementation Plans

Appendix C - Key Demographics



## Appendix A - Action Items for Immediate Implementation

These action items have been identified as those ready for immediate implementation (aka “low-hanging fruit”) which are defined as projects, events, and/or activities for which no extensive planning is needed, funding is already available, there is a ready partner, no permit is needed, can be done with a few people, and will show an impact on the community.

IMPLEMENTATION TASK	RESOURCES	STATUS
<p><b>PRIORITY AREA: ECONOMIC DEVELOPMENT &amp; RESIDENT EMPOWERMENT</b></p> <p>Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs; TEMPO), Lively Technical College, Tallahassee-Leon County Office of Economic Vitality, DOMI Station, FAMU Small Business Development Center, TCC, credit unions, Children’s Services Council, Early Learning Coalition of the Big Bend, FAMU, FSU, area schools, area churches, JobCorps, CareerSource, Capital Area Community Action Agency, Big Bend After Re-entry Coalition, The League of Women Voters of Tallahassee, Florida Department of Highway Safety and Motor Vehicles- Florida Licensing on Wheels (FLOW), Tallahassee Lenders Consortium, Mt. Olive Community Development, Graceful Solutions, Tallahassee-Leon Housing Leadership Council, Habitat for Humanity, other nonprofits</p>		
<p>Host informational workshops in the neighborhood that increase residents’ awareness of existing small business development resources, grant writing and financial education. (ED&amp;RE 1.2.1)</p>		
<p>Monitor progress of the Children’s Services Council and its related funding possibilities that can benefit the neighborhood. (ED&amp;RE 1.2.6)</p>		
<p>Work with the administrators at local schools to introduce students from the neighborhood to local resources available for youth entrepreneurs. (ED&amp;RE 1.3.6)</p>		
<p>Promote the TEMPO program with neighborhood opportunity youth in churches, businesses, apartment complexes and throughout the neighborhood through personal outreach and social media. (ED&amp;RE 2.2.1)</p>		
<p>Promote existing job training resources in the neighborhood by inviting providers to community events and hosting resource fairs. (ED&amp;RE 2.2.2)</p>		
<p>Help citizens returning from incarceration register to vote and re-establish their driver’s license. (ED&amp;RE 2.3.3)</p>		
<p>Promote resources for homebuying assistance. (ED&amp;RE 3.1.1)</p>		
<p>Build lists of landlords willing to sell and renters interested in homeownership and connect the two. (ED&amp;RE 3.2.1)</p>		
<p>Promote resources that support families and children with special needs and disabilities by inviting providers to church groups and neighborhood meetings/events. Encourage community centers to display resource materials. (ED&amp;RE 4.1.3)</p>		

IMPLEMENTATION TASK	RESOURCES	STATUS
Promote afterschool and recreation opportunities that are currently available to residents in the community through community events, schools, and social media. (ED&RE 4.2.2)		
Develop and distribute a quarterly calendar of community events via social media, church bulletins, etc. (ED&RE 6.1.1)		
Develop and host at least one new collaborative community event per year (ex: potluck, yard sale, etc.). Explore hosting a “Longest Table” event in the neighborhood. (ED&RE 6.1.2)		
Increase membership in the neighborhood association through personal outreach. Recruit at community events. (ED&RE 6.2.1)		
Establish a representative working group to explore new options for a neighborhood logo and motto. (ED&RE 6.2.3)		
Create signage to advertise neighborhood association meetings. (ED&RE 6.2.4)		
<p><b>PRIORITY AREA: COMMUNITY BEAUTIFICATION</b></p> <p>Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Community Beautification and Waste Management; Housing and Community Resilience; Underground Utilities and Public Infrastructure; Sustainability and Community Preservation; TAPP) Tallahassee-Leon Planning Department, Keep Tallahassee Beautiful, area schools</p>		
Notify code enforcement about properties that are overgrown or in disrepair so they can be addressed quickly. (CB 1.1.2)		
Promote existing City of Tallahassee Housing rehabilitation programs through community events and targeted outreach. (CB 1.2.1)		
Use social media to spread messages about litter prevention. (CB 2.1.1)		
Invite the TAPP program to community events to educate about litter/pollution. (CB 2.1.3)		
Have a youth cleanup day. Work with the Lawrence Gregory Community Center and local schools. Support Griffin Chapel’s quarterly youth clean up days. (CB 2.1.6)		
Encourage residents to use DigiTally or to call the City’s Customer Service at 891-4968 to report litter as it occurs on streets, parks and holding ponds. (CB 2.2.4)		



IMPLEMENTATION TASK	RESOURCES	STATUS
Encourage residents to use DigiTally or to call the City's Customer Service Operations Department phone number to report illegal dumping. (CB 3.1.1)		
<p><b>PRIORITY AREA: NEIGHBORHOOD INFRASTRUCTURE &amp; LAND USE</b></p> <p>Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Community Beautification and Waste Management; Electric Utility; Parks, Recreation and Neighborhood Affairs; Housing and Community Resilience; TAPP; Underground Utilities and Public Infrastructure)</p>		
Educate the community on how to report streetlight outages via DigiTally and the City's Customer Service line. (NI&LU 3.2.2)		
Educate residents on how to report litter in swales/ditches and ponds via DigiTally or the City of Tallahassee Customer Service line. (NI&LU 4.1.1)		
Promote the TAPP Rain Garden grant program through community events and social media. (NI&LU 4.3.2)		
Invite the City's Code Enforcement Division to provide a report on active code enforcement cases at neighborhood association meetings every other month. (NI&LU 6.2.1)		
Educate residents about how to promptly report potential code violations. Host a workshop where code enforcement provides education about code violations and ways to report them. (NI&LU 6.2.2)		
<p><b>PRIORITY AREA: NEIGHBORHOOD SAFETY &amp; CRIME PREVENTION</b></p> <p>Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TEMPO; TFP; TPD), Leon County Sheriff's Office, Big Bend Crime Stoppers, area churches, schools, and businesses</p>		
Promote the use of Crime Stoppers as a means for residents to anonymously report crime and suspicious activities taking place in the neighborhood. Inform residents that those who offer tips on criminal activities occurring in the neighborhood do not have to testify. (NS&CP 1.1.1)		
Identify and appoint block captains for the Griffin Heights Neighborhood Crime Watch, giving priority to the crime hot spot areas in the neighborhood. (NS&CP 1.1.2)		

IMPLEMENTATION TASK	RESOURCES	STATUS
Host activities and events that provide opportunities for law enforcement and residents to have positive and peaceful interactions and engagement (ex: Operation Safe Neighborhoods, Coffee with a Cop, etc.). Host these activities in apartment complexes (Griffin Heights Apts., Springfield Apts.) and other areas of the neighborhood. (NS&CP 2.1.1)		
Promote TPD's Residential Surveys as a community resource. (NS&CP 2.1.8)		
Encourage residents to call TPD to report incidents of drug activities in the neighborhood. (NS&CP 4.1.2)		
Connect "Opportunity Youth" (youth ages 16 to 24 years old not enrolled in school or currently employed) to the TEMPO program for educational and entrepreneurial training/resources. (NS&CP 4.1.4, See also ED&RE 2.2.1)		
<b>PRIORITY AREA: FUNDING</b>		
Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Housing and Community Resilience; CRA; Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure), Tallahassee-Leon County Office of Economic Vitality, LCSO, FSU, FAMU		
Establish a working group to research and analyze whether the Griffin Heights neighborhood qualifies to be included in a Tallahassee Community Redevelopment Agency District. If a needs assessment or other data collection is required, advocate with City leadership to request that. (F 1.1.1)		
If the results of the analysis referenced in Action Item F 1.1.1 show that neighborhood meets the criteria to be included in the CRA, petition the Tallahassee Community Redevelopment Agency Board and the Tallahassee City Commission for the inclusion of the Griffin Heights neighborhood in the Greater Frenchtown/Southside Community Redevelopment Area. (F 1.1.2)		
Gather resident support in the form of letters, meeting attendance and petitions to support the neighborhood's request for inclusion in the community redevelopment district. (F 1.1.3)		



# Appendix B - Implementation Plans

The following Implementation Plans collect action items that address topical areas throughout multiple Priority Area sections in one easy-to-reference location. These are not meant to replace the Priority Area sections, but rather to serve as a kind of index for larger focus areas that are addressed in multiple areas of the plan.

## Griffin Heights Neighborhood First - Housing Implementation Plan

Action Item	Starting Timeframe	Resources	Status
<b>ACCESS TO HOMEOWNERSHIP (Strategies ED&amp;RE 3.1, ED&amp;RE 3.2)</b>			
Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium, Habitat for Humanity, credit unions, Mt. Olive Community Development, Graceful Solutions, Tallahassee-Leon Housing Leadership Council			
Promote resources for homebuying assistance. (ED&RE 3.1.1)	Low-Hanging Fruit		
Conduct homeownership and home maintenance workshops in the neighborhood. (ED&RE 3.1.2)	Short-term		
Build lists of landlords willing to sell and renters interested in homeownership and connect the two. (ED&RE 3.2.1)	Low-Hanging Fruit		
Work with credit unions, nonprofit providers, and nonprofit developers to create a program that provides homebuyer and home maintenance education, down payment assistance, pre-and post-purchase mentorship and an emergency fund for new homeowners. (ED&RE 3.2.2)	Short-term		
<b>HOUSING REHABILITATION (Strategies ED&amp;RE 6.3, NI&amp;LU 6.2, NI&amp;LU 6.3, CB 1.2)</b>			
Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), of Economic Vitality), area churches, Elder Care Services, Inc., Volunteer Leon, FSU, FAMU, area schools			
Develop and implement a code enforcement amnesty program that waives liens for property owners that address violations. (NI&LU 6.2.3)	Intermediate		
Develop and implement a housing rehabilitation assistance program that offers financial (grants and/or loans) and regulatory incentives for owners to repair and remodel existing structures. (NI&LU 6.3.1, CB 1.2.2)	Short-term		
Promote existing City of Tallahassee Housing rehabilitation programs through community events and targeted outreach. (CB 1.2.1)	Low-Hanging Fruit		

Action Item	Starting Timeframe	Resources	Status
Develop a program to connect eligible homeowners (seniors, individuals with disabilities, etc.) in need of home and yard maintenance assistance with volunteers who can help them to upkeep their homes and properties. (ED&RE 6.3.1, CB 1.2.3)	Short-term		
Organize a “Do Something Day” twice a year to assist residents in need with volunteers willing to help with minor home repairs and yard maintenance. (CB 1.2.4)	Short-term		
<b>NEW CONSTRUCTION (Strategies NI&amp;LU 6.1, F 1.2)</b>			
Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs; Growth Management; Real Estate), Tallahassee-Leon Planning Department, Tallahassee Lenders Consortium, Habitat for Humanity, nonprofit and private developers, FSU Department of Urban & Regional Design			
Maintain an inventory of all vacant lots and dilapidated homes within the neighborhood. (NI&LU 6.1.1)	Short-term		
Support the development of the vacant tract of land on the northside of Volusia Street for affordable/workforce housing. Target new homeowners for this development. (NI&LU 6.1.2)	Intermediate		
Assess the suitability of existing single-family lots for the development of workforce housing. Identify funding sources for the purchase of suitable lots. (NI&LU 6.1.3)	Short-term		
Ensure that new housing developments are “green,” energy efficient, apply universal design, incorporate solar technology when possible and are designed to match the look and feel of the community. (NI&LU 6.1.4)	Intermediate		
Support the creation of a community land trust. (NI&LU 6.1.5)	Intermediate		
Develop a database of publicly owned lots that are available for purchase. (NI&LU 6.1.6)	Short-term		
Work with the City of Tallahassee Community Housing & Human Services Department to secure funding for housing development projects. (F 1.2.2)	Short-term		



## Griffin Heights Neighborhood First – Food, Health & Wellness Implementation Plan

Action Item	Starting Timeframe	Resources	Status
<b>ACCESS TO HEALTHY FOOD (Strategies ED&amp;RE 5.1, F 1.2)</b> Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure), Community Partners of Tallahassee, FAMU Small Business Development Center, Tallahassee Food Network, FSU, FAMU, Leon County Department of Health, Tallahassee Memorial Hospital, Frenchtown Neighborhood Improvement Association, Farm Share, America’s Second Harvest			
Advocate for the City/County to purchase 1309 Alabama Street for community food retail or other economic development benefit. (ED&RE 5.1.1, F 1.2.1)	Short-term		
Increase the number of healthy food retail spaces and other food businesses in the neighborhood by connecting entrepreneurs to opportunities to secure capital. (ED&RE 5.1.2)	Short-term		
Find a suitable location and partners for a community garden, a neighborhood farmers market/stand and/or food truck parking areas. (ED&RE 5.1.3, ED&RE 5.1.5)	Intermediate		
Create intergenerational gardening programs. Work with Tallahassee Food Network to incorporate learnings/model of its I-Grow garden. (ED&RE 5.1.4)	Short-term		
Host classes on nutrition and healthy cooking for residents. (ED&RE 5.1.6)	Intermediate		
Promote access to the KitchenShare program at neighborhood meetings and through social media. (ED&RE 5.1.7)	Short-term		
Collaborate with area churches and other organizers of food distributions in the neighborhood to include more fruits and vegetables when available. (ED&RE 5.1.8)	Intermediate		

Action Item	Starting Timeframe	Resources	Status
<b>ACCESS TO WELLNESS SERVICES &amp; ACTIVITIES (Strategies ED&amp;RE 4.1, ED&amp;RE 4.2, ED&amp;RE 6.2, F 1.2)</b>			
Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), area churches, FSU, FAMU, Tallahassee Housing Authority, Bond Community Health Center, Leon County Schools, Leon County Department of Health, Early Learning Coalition of the Big Bend, Whole Child Leon, Department of Children & Families, Tallahassee Food Network, The Apalachee Center, other mental health providers, Sowing Seeds, Sewing Comfort program, Griffin Heights Apartments, Elder Care Services, Inc.			
Work with service providers, large apartment complexes, churches, etc., to offer services and events within the neighborhood and target promotion efforts to the community. (ED&RE 4.1.1, ED&RE 4.2.5)	Intermediate		
Work with area churches, beauty parlors and barber shops to play a role in helping reduce the stigma of accessing mental health services. (ED&RE 4.1.2)	Intermediate		
Promote resources that support families and children with special needs and disabilities by inviting providers to church groups and neighborhood meetings/events. Encourage community centers to display resource materials. (ED&RE 4.1.3)	Low-hanging Fruit		
Provide education to residents on recognizing and managing mental health challenges, understanding the links between mental health and substance use, and the impacts of trauma and poverty. (ED&RE 4.1.4)	Intermediate		
Establish a Springfield Children & Family Resource Center located in the Springfield Apartments on Joe Louis Street. Look at models like the Community School model at Sabal Palm Elementary. (ED&RE 4.2.1)	Short-term		
Promote afterschool and recreational opportunities that are currently available to residents in the community. Partner to create new or enhanced programming. (ED&RE 4.2.2)	Low-hanging Fruit		
Partner with area churches and other nonprofit organizations to offer new or enhanced recreational programs in the neighborhood (ex: Sowing Seeds, Sewing Comfort program). (ED&RE 4.2.3)	Intermediate		



Action Item	Starting Timeframe	Resources	Status
Identify enhancements to neighborhood recreational facilities, including identifying space for a children's water feature and improvements to Riley Park, through a neighborhood working group. (ED&RE 4.2.6, NI&LU 1.1.1)	Intermediate		
Promote existing resources for senior recreation and engagement. Increase programming for seniors at Lawrence-Gregory Community Center. (ED&RE 4.2.7, ED&RE 6.3.2)	Intermediate		
Collaborate with elder-serving organizations to develop neighborhood activities designed to foster intergenerational interactions. (ED&RE 6.2.3)	Intermediate		
Research grant opportunities to fund infrastructure and social service projects; partner with relevant agencies/nonprofits. Use grant partnerships as opportunities to also build capacity for area nonprofits serving the neighborhood. (F 1.2.4)	Short-term		

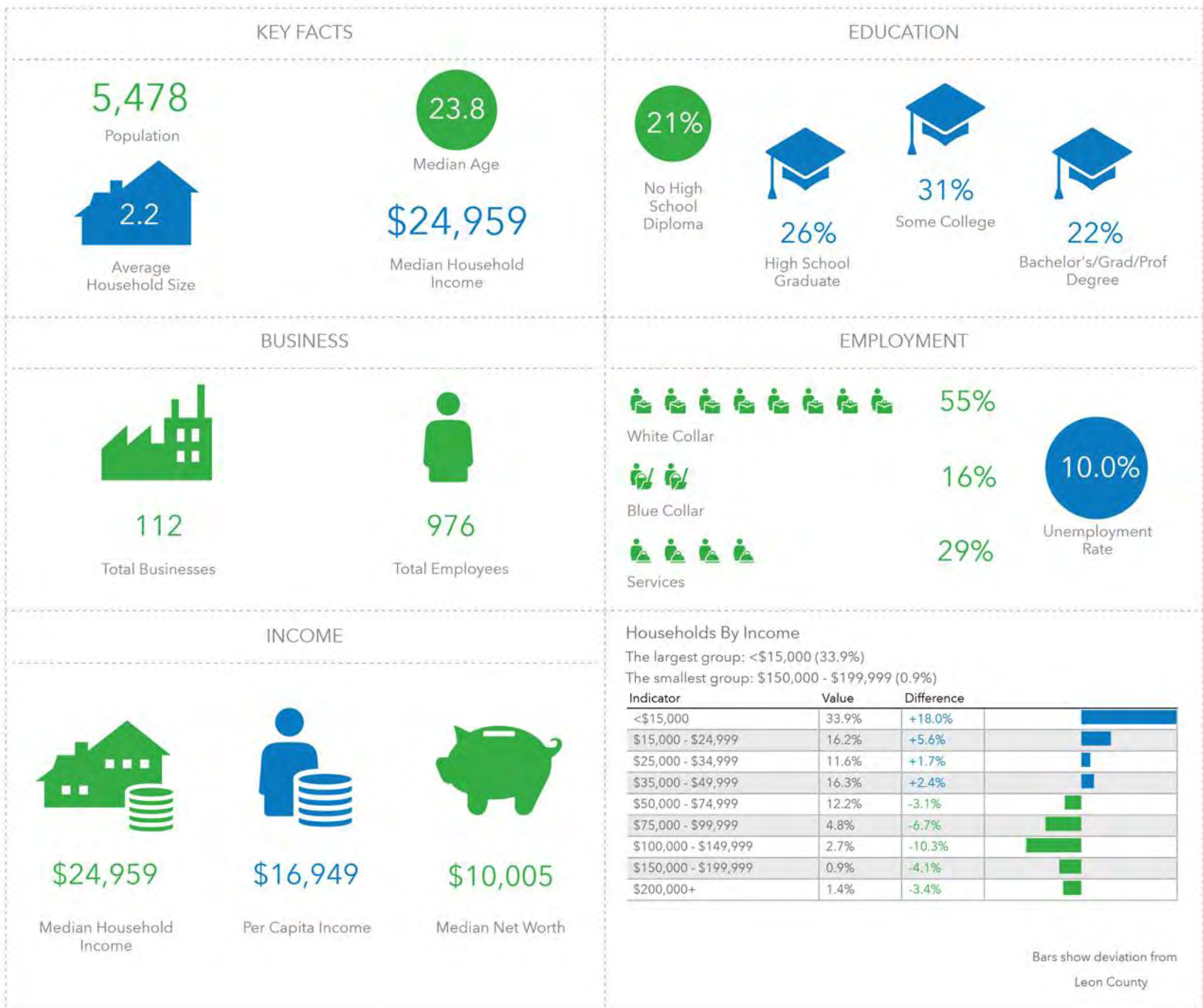
### Griffin Heights Neighborhood First - Neighborhood Safety Infrastructure Implementation Plan

Action Item	Starting Timeframe	Resources	Status
<b>NEIGHBORHOOD SAFETY INFRASTRUCTURE (Strategies NS&amp;CP 3.1, NS&amp;CP 3.2, NI&amp;LU 2.1, NI&amp;LU 4.2, F 1.2)</b>			
Potential Partners: Griffin Heights Neighborhood Association, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; StarMetro; TPD; Underground Utilities and Public Infrastructure) Tallahassee-Leon County Planning Department, Leon County Sheriff's Office, Leon County School District, Griffin Heights Apartments			
Enhance/increase traffic signage along neighborhood gateway streets (Basin, California, Colorado and Alabama). (NS&CP 3.1.1)	Short-term		
Prioritize streets within the neighborhood for the installation of traffic calming features. (NS&CP 3.1.2)	Short-term		
Work with TPD, Leon County School District and area schools to identify resources to ensure student safety. (NS&CP 3.2.1)	Short-term		

Action Item	Starting Timeframe	Resources	Status
Conduct a Walk A Block assessment of existing sidewalks and bike lanes; repair sidewalk issues identified in the Walk A Block Assessment. (NI&LU 2.1.1, NI&LU 2.1.2)	Short-term		
Install/complete sidewalks on four priority streets: Preston Street (from Clay Street to Woodward Avenue), Harlem Street, Alabama Street and Colorado Street. (NI&LU 2.1.3)	Short-term		
Install signage to encourage vehicles to share the road with bicycles. (NI&LU 2.1.4)	Intermediate		
Explore the use of sharrows on higher-traffic roads to emphasize the need for cars and bicycles to share the road. Explore utilizing temporary planters on these roads to illustrate where bike lanes or sharrows could be. (NI&LU 2.1.5)	Intermediate		
Install a Rectangular Rapid Flash Beacon (lighted crosswalk) across Basin Street at Arizona to facilitate the safety of kids walking to the bus stop at Basin and Arizona. (NI&LU 2.1.6)	Short-term		
Work with the City of Tallahassee UUPI to determine feasibility of covering drainage ditches and moving stormwater to underground system. Explore Harlem St. as a priority street. (NI&LU 4.2.2)	Intermediate		
Work with the City of Tallahassee Underground Utilities and Public Infrastructure Department to secure funding for neighborhood infrastructure projects. (F 1.2.3)	Short-term		



# Appendix C - Key Demographics



<b>Population Summary</b>	
2000 Total Population	4,655
2010 Total Population	5,267
2018 Total Population	5,478
2018 Group Quarters	507
2023 Total Population	5,642
2018-2023 Annual Rate	0.59%
2018 Total Daytime Population	3,985
Workers	924
Residents	3,061
<b>Household Summary</b>	
2000 Households	2,068
2000 Average Household Size	2.19
2010 Households	2,162
2010 Average Household Size	2.20
2018 Households	2,221
2018 Average Household Size	2.24
2023 Households	2,278
2023 Average Household Size	2.25
2018-2023 Annual Rate	0.51%
2010 Families	778
2010 Average Family Size	3.07
2018 Families	782
2018 Average Family Size	3.06
2023 Families	794
2023 Average Family Size	3.06
2018-2023 Annual Rate	0.31%

<b>Housing Unit Summary</b>	
2000 Housing Units	2,306
Owner Occupied Housing Units	20.1%
Renter Occupied Housing Units	69.5%
Vacant Housing Units	10.4%
2010 Housing Units	2,518
Owner Occupied Housing Units	18.1%
Renter Occupied Housing Units	67.8%
Vacant Housing Units	14.1%
2018 Housing Units	2,591
Owner Occupied Housing Units	14.6%
Renter Occupied Housing Units	71.2%
Vacant Housing Units	14.3%
2023 Housing Units	2,663
Owner Occupied Housing Units	15.7%
Renter Occupied Housing Units	69.8%
Vacant Housing Units	14.5%
<b>Median Household Income</b>	
2018	\$24,959
2023	\$29,470
<b>Median Home Value</b>	
2018	\$124,476
2023	\$139,062
<b>Per Capita Income</b>	
2018	\$16,949
2023	\$19,472
<b>Median Age</b>	
2010	23.5
2018	23.8
2023	23.9

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.