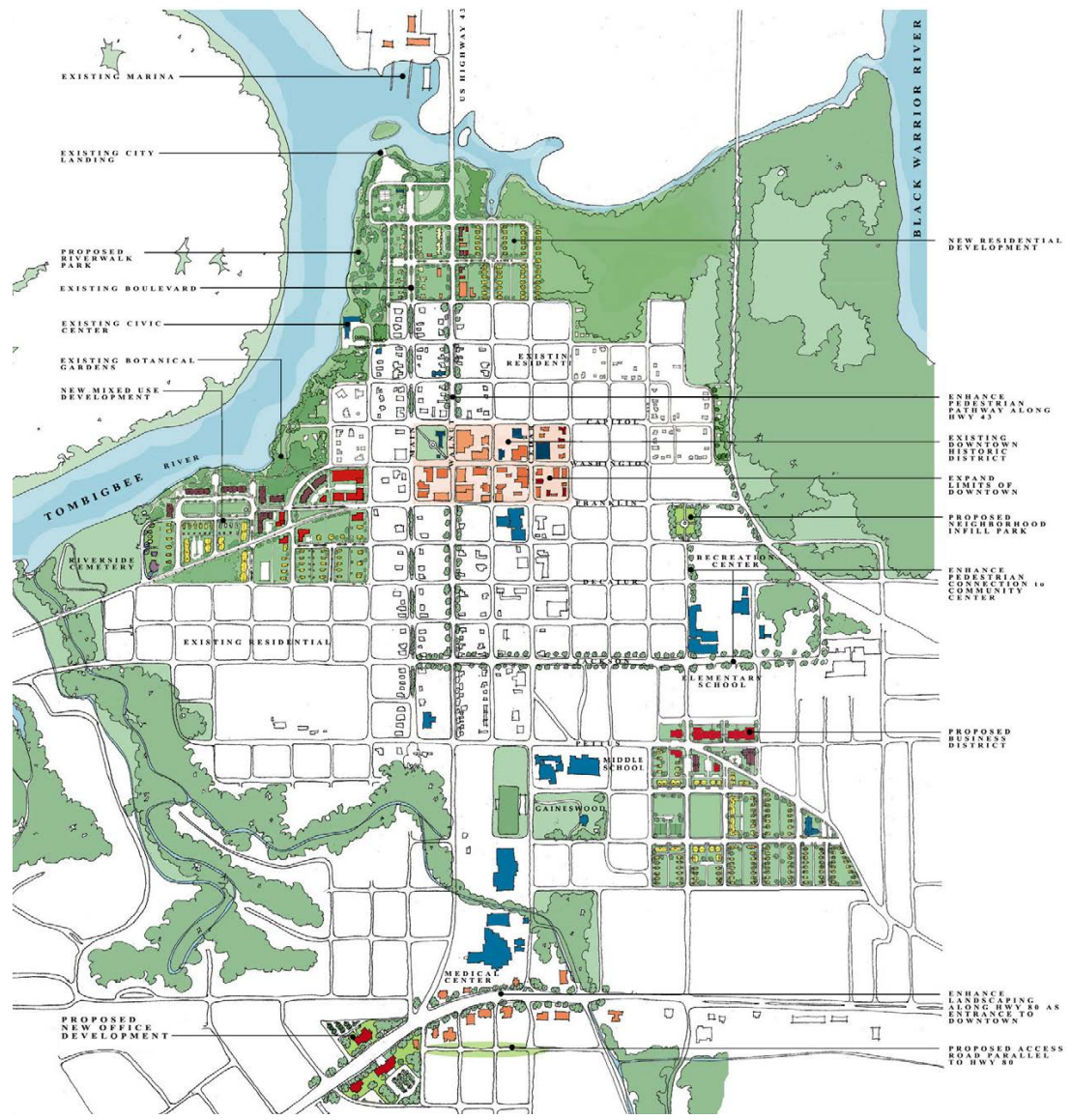
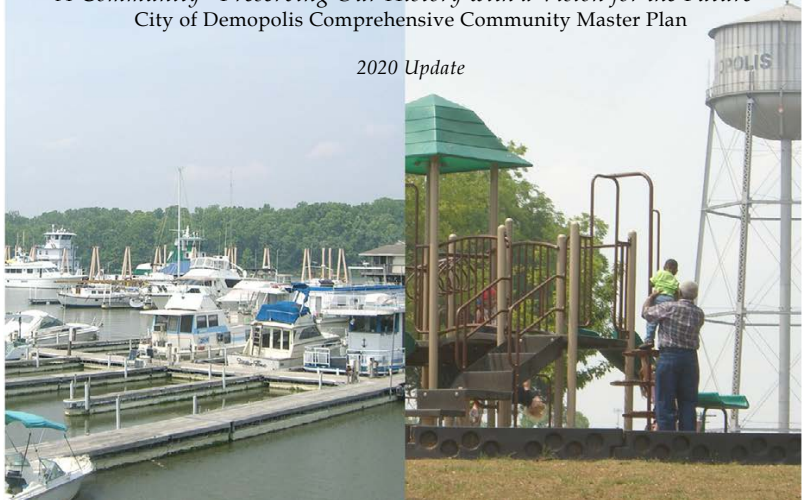




A Plan for Demopolis!

A Community "Preserving Our History with a Vision for the Future"
 City of Demopolis Comprehensive Community Master Plan

2020 Update



Acknowledgements

The city would like to thank the following individuals and groups for their special contribution to the Comprehensive Plan Update and the process that led to its development. The support of these partners proved invaluable to the completion of the final plan.

Mayor

John Laney

City Council

Charles Jones, Jr

Nathan Hardy

Harris Nelson

Bill Meador

Cleveland Cole

City Staff

Julius Rembert

Steering Committee

John Scott

Sara Chandler Hallmark

Cleveland Cole

Reginald Gracie

Dr. Janelle Chiasera

Aliquippa Allen

Barbara Myers

Tyler Wyndham

Sidney Freeman

Bryant Malone

Burnqueeta Johnson

Porsha Means

Consulting Firm

Goodwyn Mills Cawood



A Plan for Demopolis

A Community "Preserving Our History with a Vision for the Future"

Contents

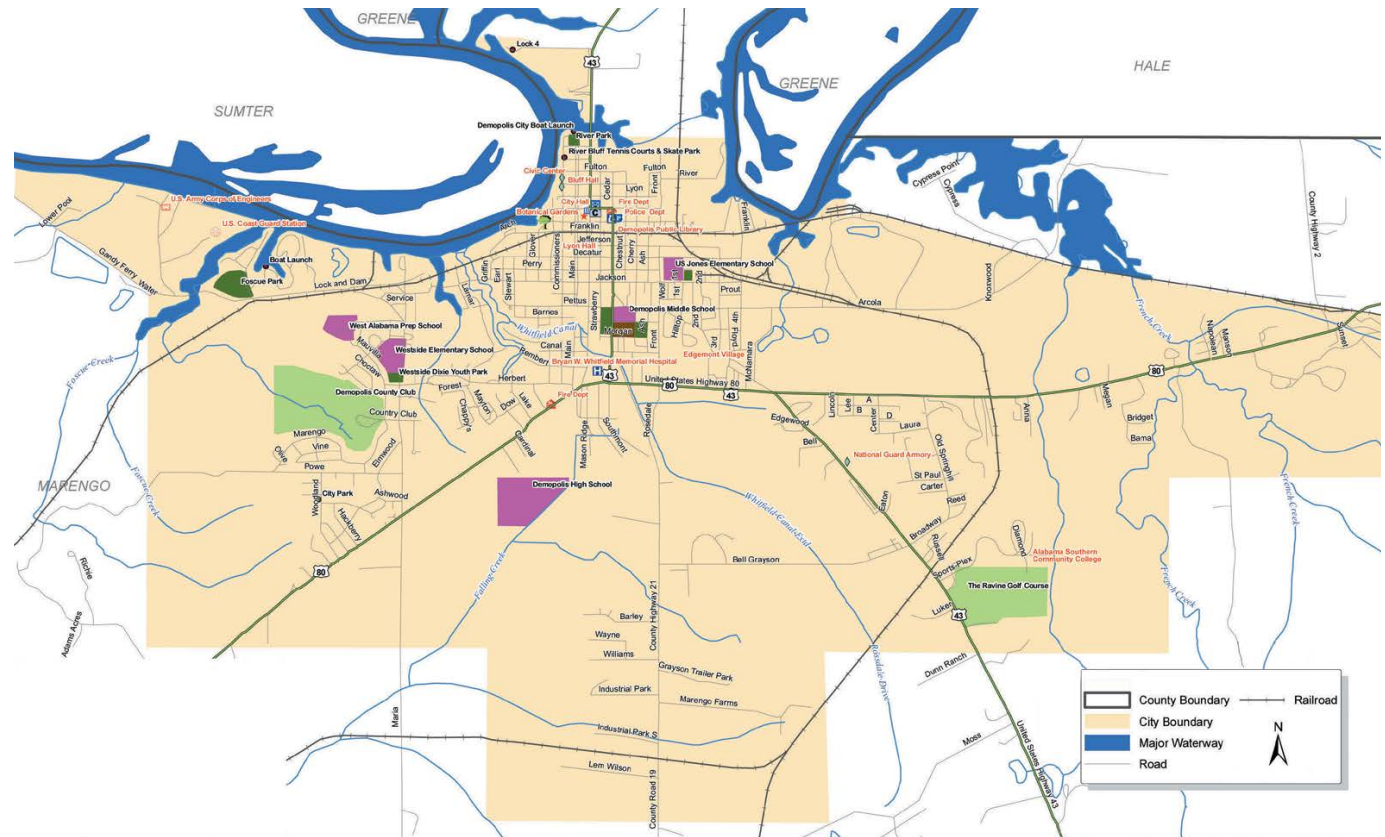
- Purpose and Overview
- Vision and Goals
- Plan Concept
- Policies and Recommendations
- Implementation of the Plan
- Appendix
 - Definition of Key Terms
 - Community Assessment
 - Summary of Assets and Challenges
 - Plan Updates

List of Illustrations

Page	Title
1	Assets
2	Plan Concept Applied
3	Existing Zoning
4	Comprehensive Community Master Plan
5	Plan for Transportation and Streets
6	Parks and Greenways
7	Plan Concept Applied
8	Housing: Neighborhoods
9	Elevations of Selected Downtown Streets
10	Proposed Riverfront Mixed Use Development
11	Proposed Residential / Park - North Entry
11	Historic Districts
12	Special Districts
13	Illustrated Plan - Aerial View

Assets

The Demopolis Comprehensive Community Master Plan is the result of an inclusive planning process including citizens, business and government. The Plan is based upon an assets-based approach that includes an assessment of existing conditions and projections of future trends



A Plan for Demopolis

A Community “Preserving Our History with a Vision for the Future”

Vision

- A Great Place to Live, An Historic River City and a Destination for the Future

Goals

- A Sustainable Economy as a Regional Center for Current and Future Residents
- A Destination and Sense of Place, including Downtown, Neighborhood Preservation and Development
- Improved Regional Access and Local Connections of Neighborhoods and Districts
- Excellence in Education and Health Care
- Excellent Facilities and Services in a Safe Community
- An Attractive and Healthy Environment

Plan Concept

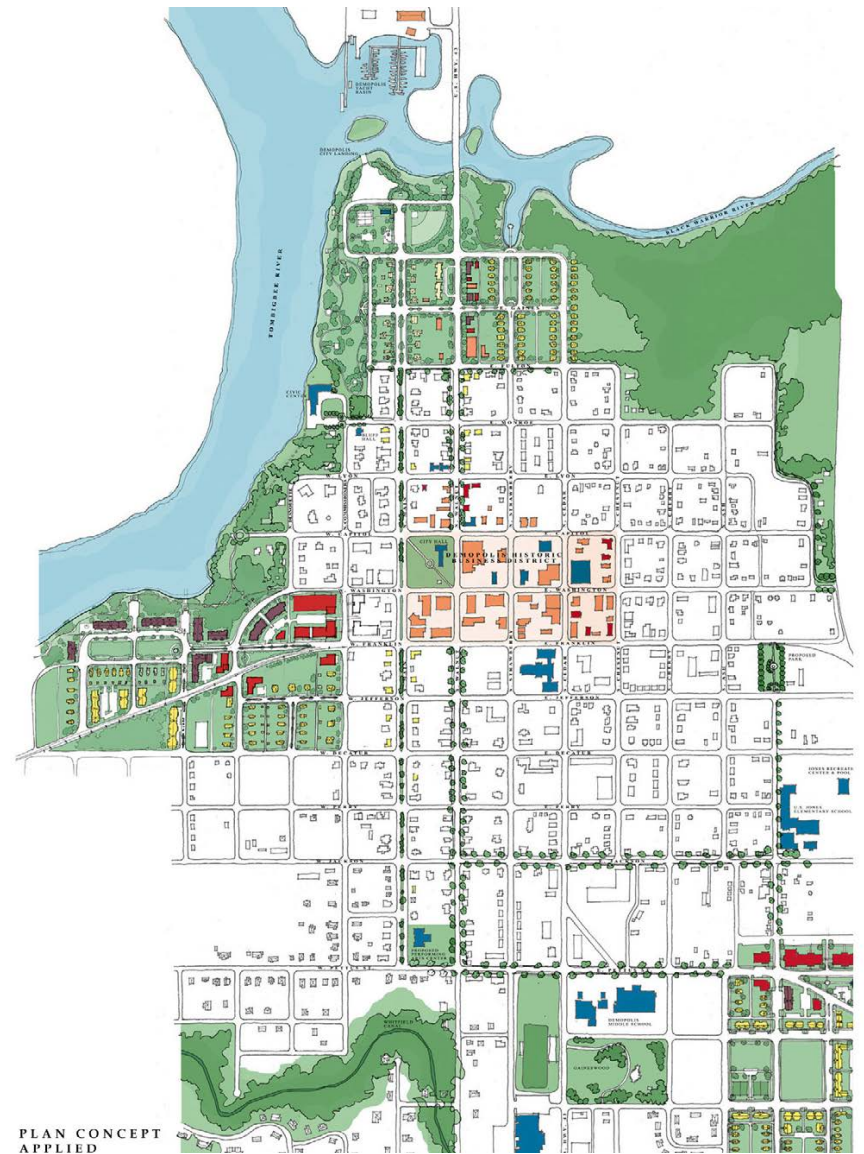
- A Revitalized Mixed Use “Downtown”
- An Attractive and Multipurpose Riverfront, including Recreation, Cultural, Commercial and Residential Development
- Health Care and Professional Center Gateway
- Walnut and Cedar Corridor Gateway Into Downtown and the Riverfront
- Historic, Revitalized and New Walkable Neighborhoods and Business Districts, including Diversity of Market Rate and Affordable Housing
- Accessible and Multipurpose Community Facilities-Parks and Schools
- Interconnected System of Greenways, Parks, Protection of Scenic Corridors and Buffers
- Safe and Attractive Major Street and Highway Corridors
- Controlled Access and Growth of Commercial Development along US 80
- “Complete Streets”, including Pedestrian Connections
- Expansion of well planned Industrial, Institutional, and Recreation Development, including Existing Industrial Parks and Sites, Airport Expansion and Development
- Balanced Conservation and Development of Agricultural, Residential and Other Land Uses, South of US 80

Purpose and Overview - An Assets Based Approach

The purpose of a Plan for Demopolis is to provide a guide for the long term development of the City of Demopolis and recommendations for action to implement such a plan on a day to day basis.

The plan is based on the input from citizens, business and government and an assessment of the City’s assets and challenges. Demopolis is an historic city, located on the Tennessee-Tombigbee Waterway in the Alabama Tombigbee Region.

The plan includes a vision for the future, long term goals, a concept for future development, policies and actions recommended and provisions for implementing the plan



A Plan for Demopolis

Policies and Recommendations

A. Land Use Policies

Support Land Use and Development Consistent with the Community Master Plan

Recommendations

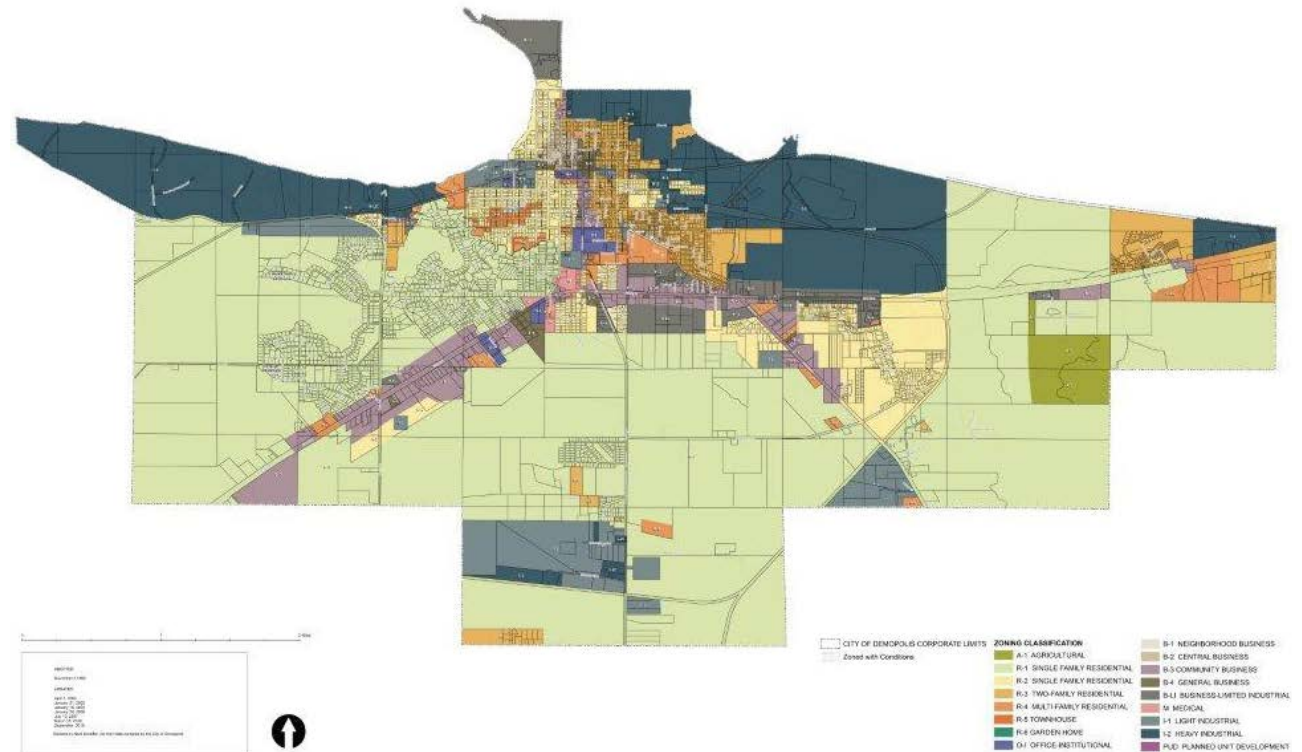
1. Adopt a future land use plan that includes:
 - Compact downtown and adjacent mixed use neighborhoods
 - High quality corridor from US 80 to downtown
 - Gateway medical center
 - Redevelopment of neighborhoods and underutilized properties adjacent to downtown and along the river
 - Reorganized commercial development along US 80
 - Planned residential, industrial and commercial development to the south
 - Recovery of certain industrial areas along the river for other uses
 - Increasing buffers adjacent to neighborhoods
 - Conservation of agricultural and open areas
2. Adopt amended Zoning Ordinance and Subdivision Regulations, over time to further implement the Community Master Plan
3. Consider future annexations that are consistent with the Master Plan

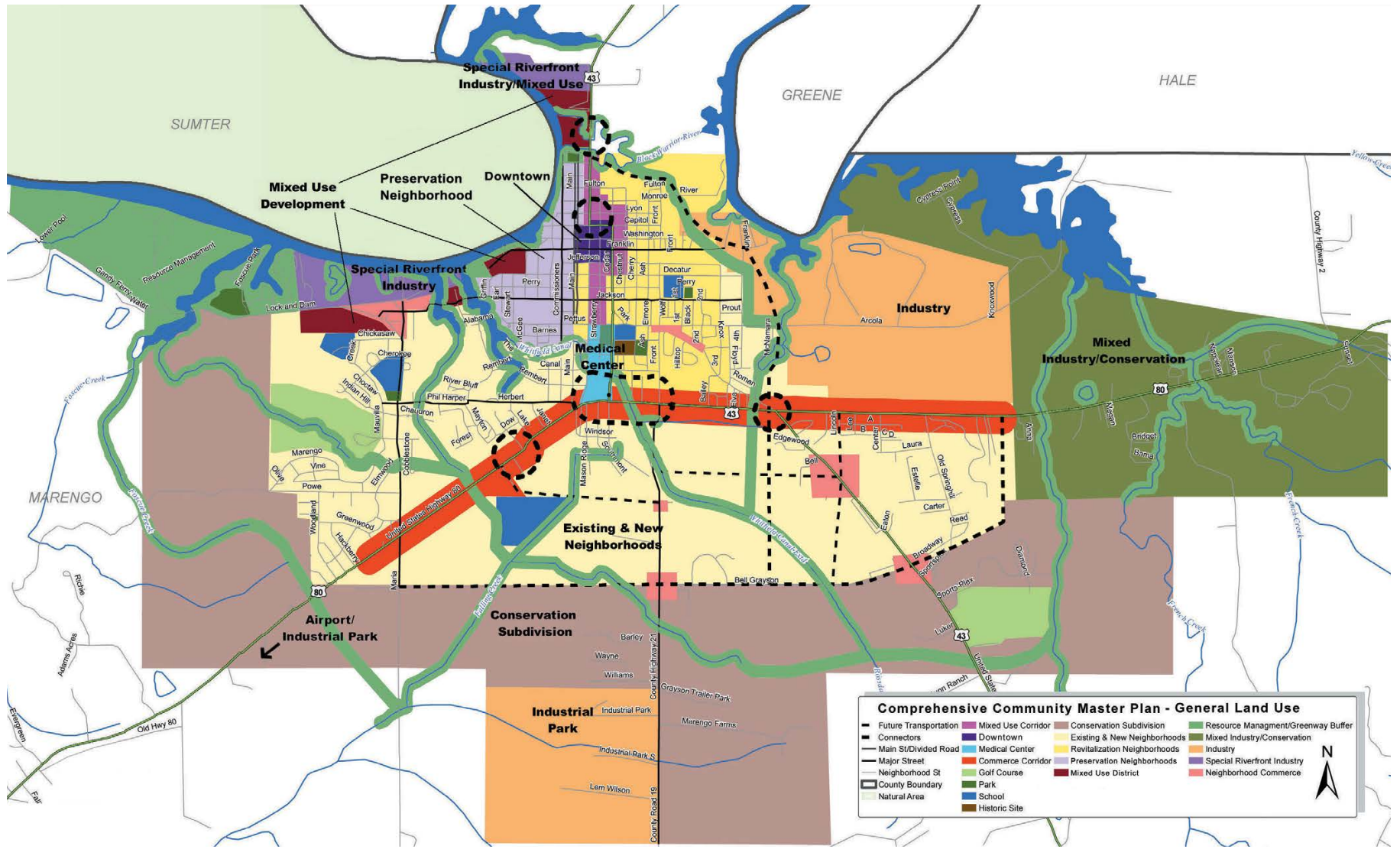
Existing Land Use and Zoning

The graphic included on this page generally reflects the current zoning in the City of Demopolis. The map does not represent the "official zoning map" on record at Demopolis City Hall.

Community Master Plan Concept

The Master Plan Concept and the Concept Applied to the central part of the city are reflected on the following pages





B. Streets and Transportation Policies

Provide for Transportation and Streets to serve Regional Access and Ensure Connections of Neighborhoods and Districts

Recommendations

1. Improve Regional Access, which includes:
 - Implement US 80 improvements and access management
 - Consider I 85 Extension as a long term improvement in regional access
 - Reroute/improve 43 truck route - long term
 - Major street extension from 80 west to industrial park, 43 and 80 east
 - Improve state docks and port, including access to minimize neighborhood conflicts
 - Continue to expand airport to accommodate business and industry
 - Make provisions to expand regional and local transit with bus station and stops
 - Expand transit for senior citizens and regional coordinated social service transit
 - Continue to improve rail service and avoid conflicts with neighborhood development

2. Develop a system of complete streets:
 - A network of major streets - east/west and north/south
 - East west connections and complete streets interconnecting neighborhoods
 - Pedestrian and sidewalk connections coordinated with city-wide trail system
 - Reinforce historic grid system in the core of the City and extend grid into new growth and development

C. Infrastructure and Community Services Policies

Provide Continuously Improving Infrastructure and Services to Support Safe and Healthy Neighborhoods and Districts, in All Parts of the City, as well as Business and Economic Development

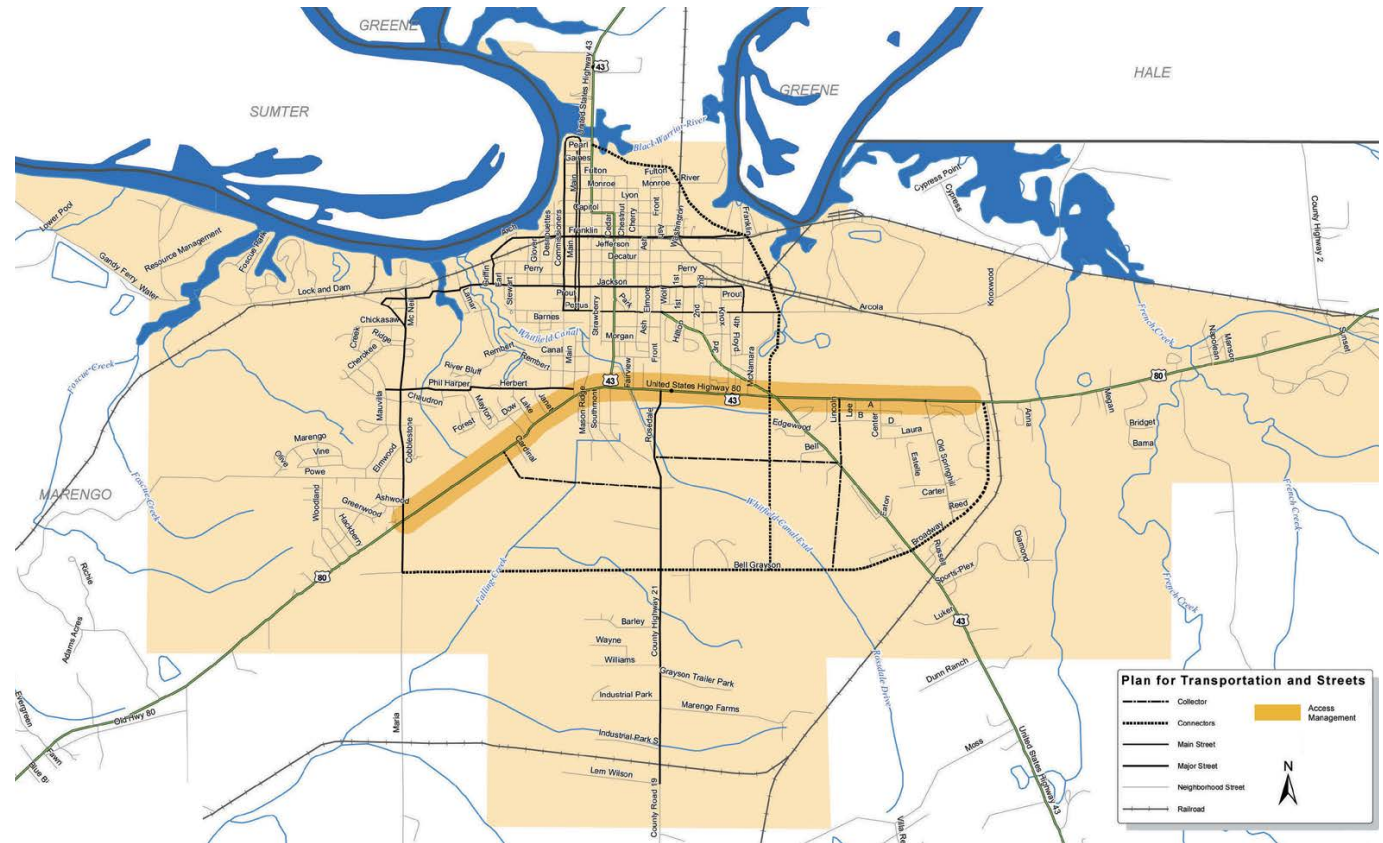
Recommendations - Infrastructure

1. Upgrade water and sewer in older areas
2. Improve streets in all neighborhoods and business districts; include sidewalks
3. Improve storm drainage in neighborhoods and eliminate open ditches as part of street improvements, except as part of a greenway
4. Extend water and sewer in accordance with sustainable growth patterns to the south, consistent with the Master Plan
5. Complete City wide wireless

Recommendations - Service Facilities

1. Locate fire stations to serve existing neighborhoods and districts including riverfront and northeast neighborhoods as well as the new station serving the

- developing areas to the southeast/5 fire stations are adequate for near term
2. Incorporate security, safety and lighting improvements in neighborhoods and districts, especially revitalization districts, as well as developing areas to ensure safe communities in all neighborhoods; support best possible police and fire department to ensure safety in all neighborhoods
3. Establish adequate and appropriately located emergency shelters and notification for disaster preparedness.



D. Community Facilities Policies

Develop Parks, Schools and other Community Facilities as Neighborhood and City Centers of Excellence

Recommendations

1. Adopt a Community Facilities Plan and Capital Improvements Plan that includes parks, schools and related facilities consistent with the Community Master Plan
2. Implement an annual and five year capital budget and improvement program to balance improvements with available or needed public and private resources

Schools

Continue Excellent School System and Consider School Facilities as Community and Neighborhood Centers of Excellence and Multi-purpose Facilities

Recommendations

1. Continue to renovate and improve existing schools as multi purpose facilities
2. Consider new elementary and community schools to accommodate growth south of 80
3. Improve access to high school site and add sports stadium at high school site
4. Take advantage of Wallace Community College/expand community college/and focus on workforce development
5. Consider after-school training center for teens-expand Theo Ratliff Activity Center; include leadership and character education

Arts and Cultural Facilities

Support Facilities and Participation in Arts and Cultural Events by the Community and as Regional Amenities

Recommendations

1. Establish first class performing arts center; renovation and expansion of current center with parking; work through an Arts Council; include auditorium and theater
2. Incorporate folk art and craft facilities in Downtown and historic districts

Special Facilities

Consider Facilities for Senior and other Special Services in Support of Community Master Plan

Recommendations

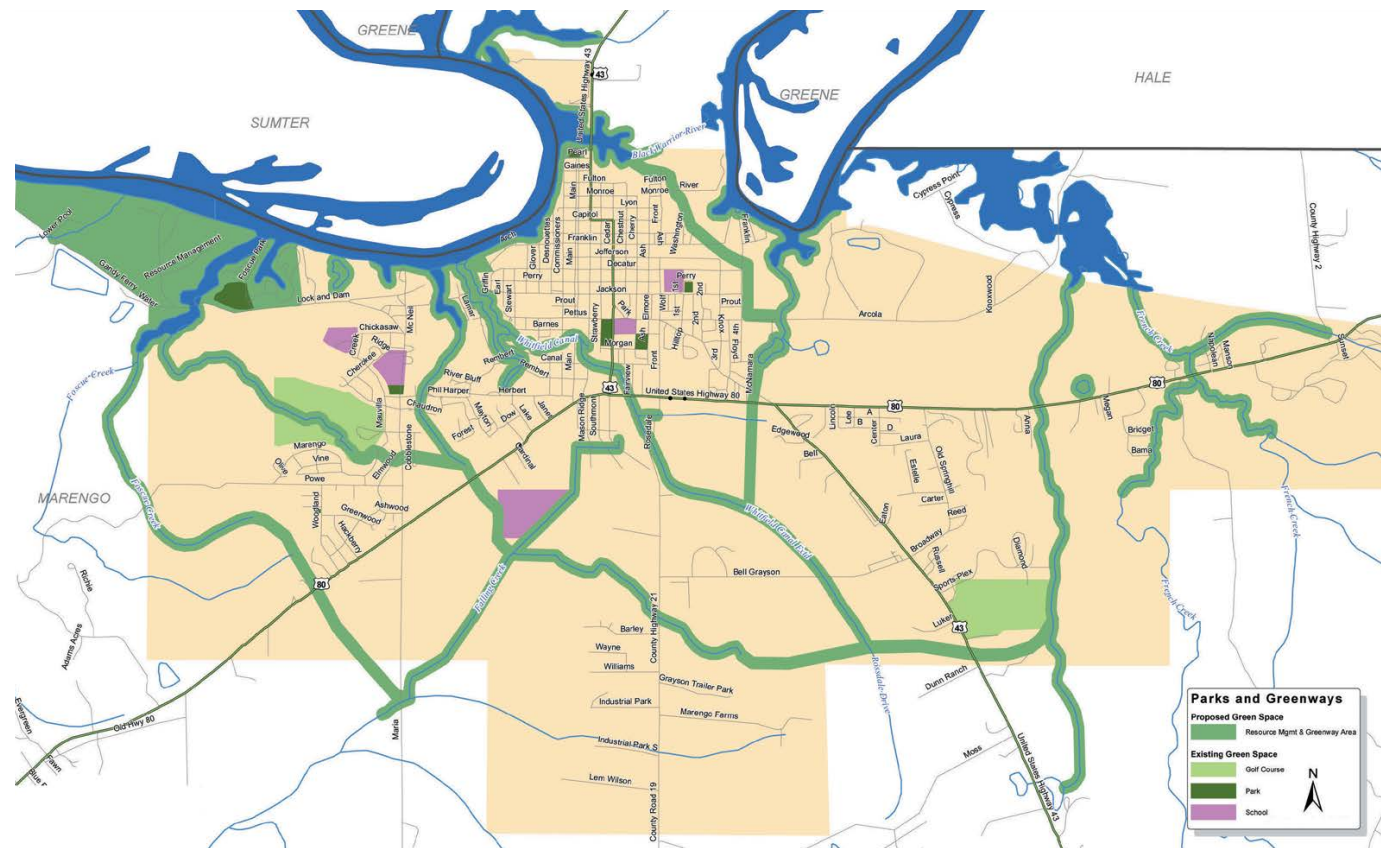
1. Develop multi-purpose senior center near

Downtown

2. Complete proposed municipal complex to expand services and provide convenient public safety access for east neighborhoods - design of facility consistent with Community Master Plan
3. Incorporate wellness center and services into medical center district
4. Work with schools and churches to serve as community centers of varying types

H. Downtown and Other Special Districts

Support the Preservation, Development and Revitalization of Downtown and Neighborhoods and other Special Districts for Long-term Community and Economic Development



Parks

Ensure the Location of Parks, Recreation Facilities and Community Centers to Serve all Current and Future Neighborhoods as well as City-wide Facilities Consistent with the Community Master Plan

Recommendations

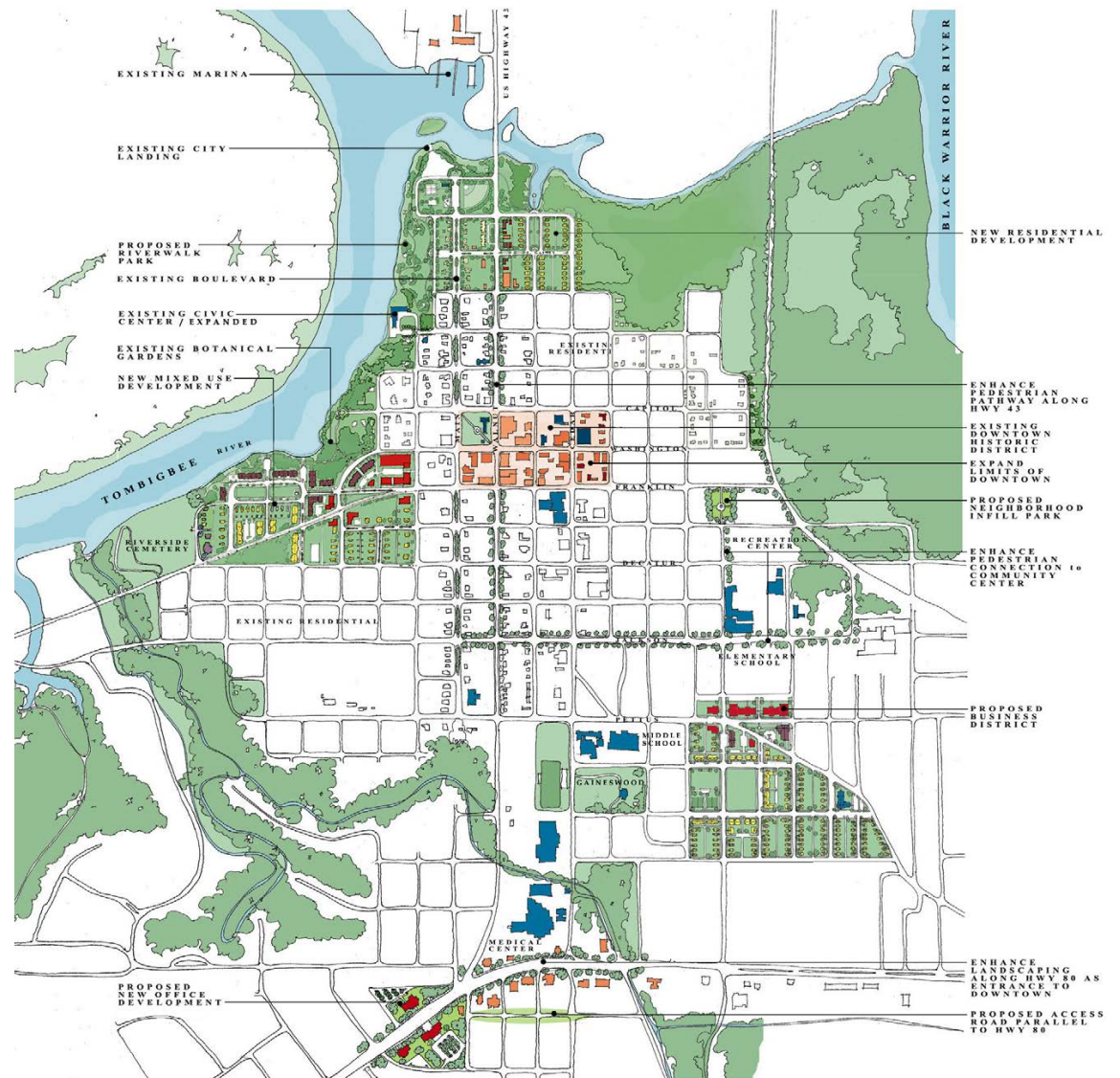
1. Complete Riverfront Park, including an amphitheater and improved Botanical Gardens
2. Develop existing Downtown Park to serve more events as an activity center; include improvements to adjacent Main Street
3. Consider extension of riverfront to a city wide trail system, connecting parks, historic sites; incorporate into drainage improvements
4. Increase neighborhood parks and recreation facilities for all ages/ youth/boys and girls club
5. Continue to develop and expand Sportsplex, Park and Recreation Department, Equestrian Center, state park, etc.
6. Promote bowling alley, skating rink as private development near Downtown, or as part of one of the US 80 Gateways

E. Environment and Natural Resources/Beautification Policies

Take Advantage of the Beauty and Value of Natural Resources in the Region and the Benefits of a Balance of Development and Conservation-enhancing a Strong Sense of Place in Demopolis and Supporting Increased Economic Development

Recommendations

1. Preserve and expand access to the river, including the Riverwalk from one end to the other, respecting existing development and property owners and including the Botanical Gardens, and redevelopment sites; redevelop industrial sites on the river to provide for compatible development adjacent to Foscoe Park and expand the use of the park
2. Establish city wide greenway and trails system/ linking walking and linking to health care and improving the environment; utilize a land trust to hold land and maintain greenways
3. Protect agricultural and natural resource areas though conservation subdivisions
4. Extend beautification to neighborhoods and business districts to include tree plantings, sidewalk construction, parks and trails for pedestrians
5. Keep streets clean and maintain landscaped rights of way
6. Improve Botanical Gardens
7. Continue consistency and long term plans for horticulture and landscaping of public properties
8. Improve general appearance of public rights of way and encourage improved appearance of properties along major corridors
9. Improve standards for signage, lighting and landscaping including the location of overhead utility services



F. Housing and Neighborhood Policies

Promote a Range of Housing Choices from Market Rate Housing to Affordable Housing, Located in Good, Safe and Attractive Neighborhoods, through Private/Public Partnerships, including Builders, Property Owners, Non-profits and Individuals

Recommendations

1. Increase in-fill neighborhood housing in conjunction with comprehensive neighborhood preservation and revitalization, especially east of Cedar Street
2. Promote Downtown and riverfront housing, including redevelopment of property along the river, near Downtown and promote mixed use/loft housing in Downtown
3. Support housing to complete existing “close-in” subdivisions
4. Support conservation housing in the outer, more rural zones of the City
5. Support neighborhood business and service centers in walking distance, especially in conjunction with neighborhood revitalization districts (ten minute walking distance)

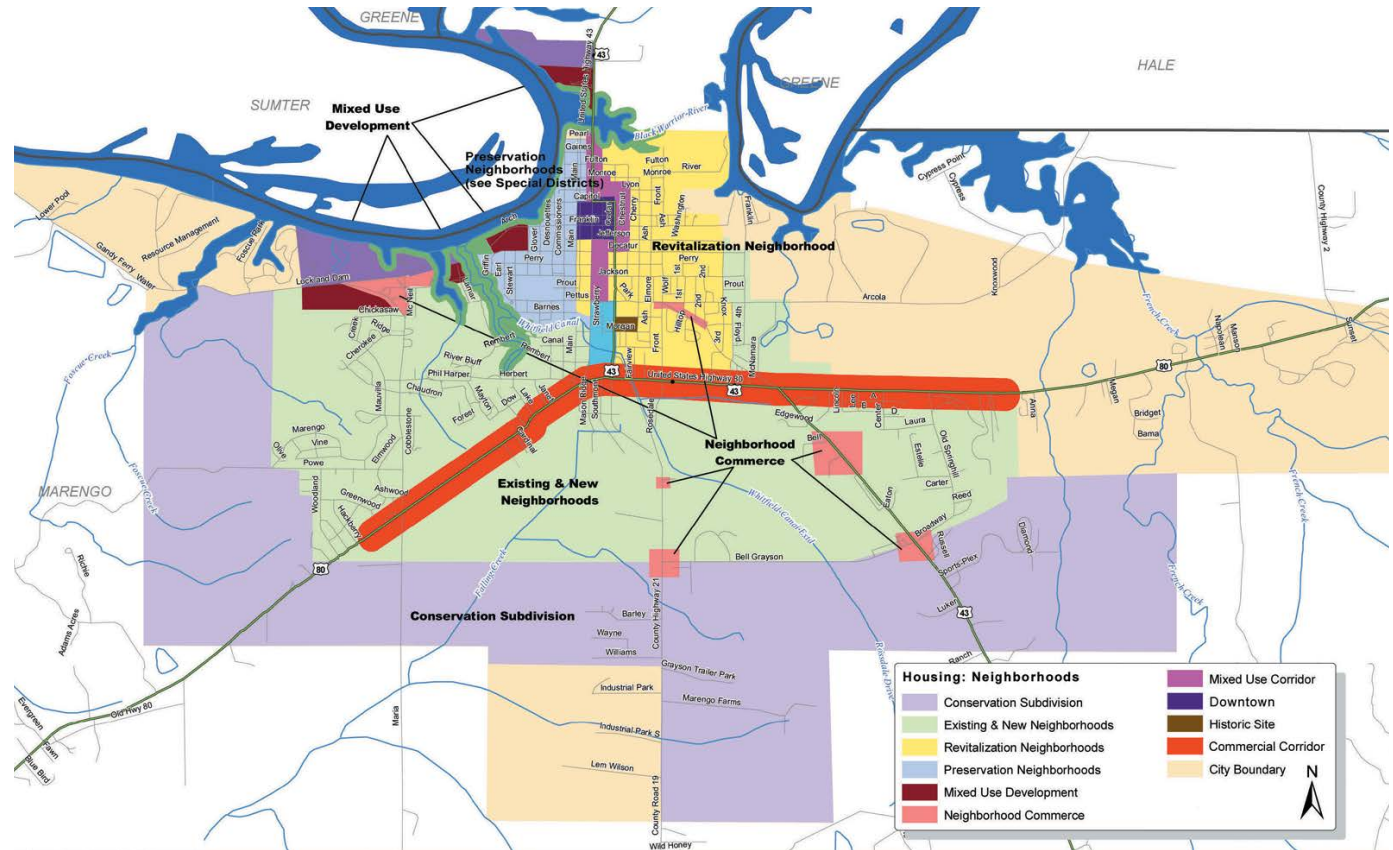
NOTE: preservation neighborhoods reflect a general description of the historic district that exists between downtown and the river. This area is not intended to reflect the exact boundaries of the designated historic districts, nor does this area reflect all of the neighborhoods that should include a policy of compatible design, consistent with the historic pattern of the neighborhood.

G. Neighborhoods East of Cedar

Support the Comprehensive Revitalization of the Neighborhoods East of Downtown and Cedar Street

Recommendations

1. Support, through public improvements and services, the overall improvement of these neighborhoods, including the new municipal complex
2. Make better connections between these neighborhoods and the Downtown and Riverfront
3. Improve traffic control and provisions for pedestrians along Cedar
4. Encourage a development pattern that includes in-fill housing, replacement of dilapidated housing and redevelopment of certain commercial and residential properties



Recommendations

1. Facilitate the private/public development of special neighborhoods and districts as part of a comprehensive program consistent with Community Master Plan
2. Incorporate revitalization, preservation and new development as important economic and community development initiatives

Downtown

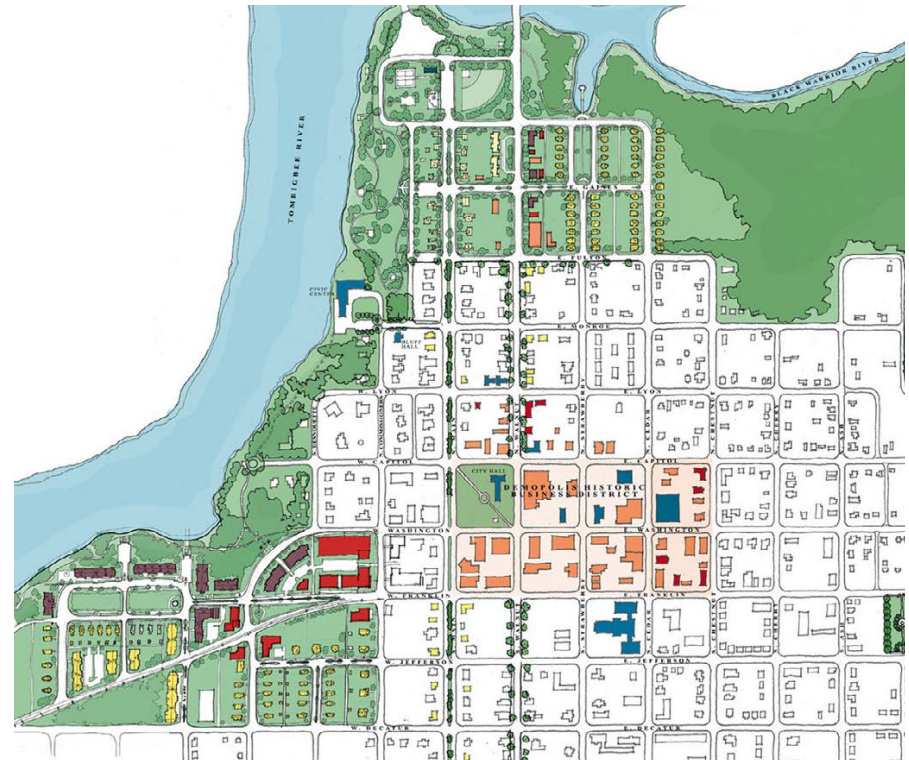
Promote Downtown and adjacent neighborhoods as vital mixed use districts

Recommendations

1. Promote Downtown as mixed use/round the clock district connected to adjacent historic districts
2. Implement comprehensive Downtown/Main Street Revitalization program
3. Promote redevelopment of vacant or underutilized buildings in the Downtown
4. Increase Downtown housing development on in-fill and edge of Downtown sites
5. Continue to concentrate, expand and improve public facilities in Downtown, including federal facilities like the Post Office, as well as city and county facilities, especially the downtown library
6. Expand Downtown to the east and link to neighborhoods east of Downtown and to the west, connecting to the river, to the south along Cedar and to the north to include the redevelopment of the properties along 43, just north of the Downtown
7. Create Gateway at the northern end of the Downtown, crossing the bridge into the city
8. Organize downtown association/support it financially and promote it
9. Establish facade renovation incentives to promote use of historic downtown properties including use of second and ground floor residential and other uses
10. Establish provisions for street vendors and outdoor market Downtown on Saturdays
11. Include improvements to Main Street adjacent to downtown city park, to include a landscaped median for at least part of the section adjacent to the park.

Riverfront Development and Civic Center

Continue to Expand the Riverfront District as a Multi-purpose Regional Destination and a Civic Center to Complement the Downtown and as an Amenity for Adjoining Neighborhoods



ELEVATIONS OF SELECTED DOWNTOWN STREETS



PROPOSED RIVERFRONT MIXED USE DEVELOPMENT

Recommendations

1. Complete the Riverfront Park from the marina to the Botanical Gardens and beyond; include amphitheater, event venues, facilities for shows, activities
2. Renovate or redevelop Civic Center; possible visual arts center; include possible small conference center and hotel
3. Promote mixed use development along the river to include residential, specialty commercial/restaurants, hotel/bed and breakfast
4. Expand current marina with mixed uses to include property formerly owned by the Corps of Engineers/now, by the city; connect by way of the riverfront to a smaller marina/dock as part of mixed use development along Arch Street
5. Create stronger pedestrian link from Downtown to Riverfront, including special mixed use district along the river and development of properties at the edge of the Downtown and development of mixed use complex along Arch Street
6. Link riverfront park at the north to the east into the neighborhoods east of 43 and Cedar

Historic Districts and Preservation

Promote the Preservation and Re-use of Historic Resources to Contribute to a Sense of Place as well as Contributing to Beautification, Tourism and Economic Development

Recommendations



PROPOSED RESIDENTIAL EXPANSION AND PARKS NORTH ENTRY

1. Support the preservation, restoration and maintenance of historic districts, including downtown and adjacent neighborhoods; designation of districts and establishment of design standards
2. Preserve historic resources to aid in neighborhood and downtown revitalization and historic tourism, including Bluff Hall, Lyon Hall, Gaineswood and other sites
3. Improve sidewalks, lighting and connections in historic districts, especially connecting to the Downtown and riverfront
4. Increase vitality of historic districts through Bed and Breakfast(s) and home occupations
5. Expand the use of the Performing Arts Center at the end of Main Street

2. Establish gateways at both ends and signage, landscaping and way-finding system to the Downtown along Walnut and Cedar
3. Include pedestrian and other amenities to improve the connection of the Downtown to neighborhoods along Cedar

NOTE: The diagram on this page reflects the general boundaries of designated national register districts. These districts should be considered “overlays” of the proposed land use maps. Regardless of the land use in these districts, design, construction, or demolition and replacement should include design guidelines that respects the overall character of the district and neighborhood

US 80 Corridor Development

Promote the Improved Appearance, Upgraded Commercial Development and Traffic Management along US 80 as a Special Corridor and a “Seam” Between North and South Sectors of the City

Recommendations

1. Promote the reorganization and upgraded retail and related development along 80

Walnut and Cedar Mixed Use Corridor District

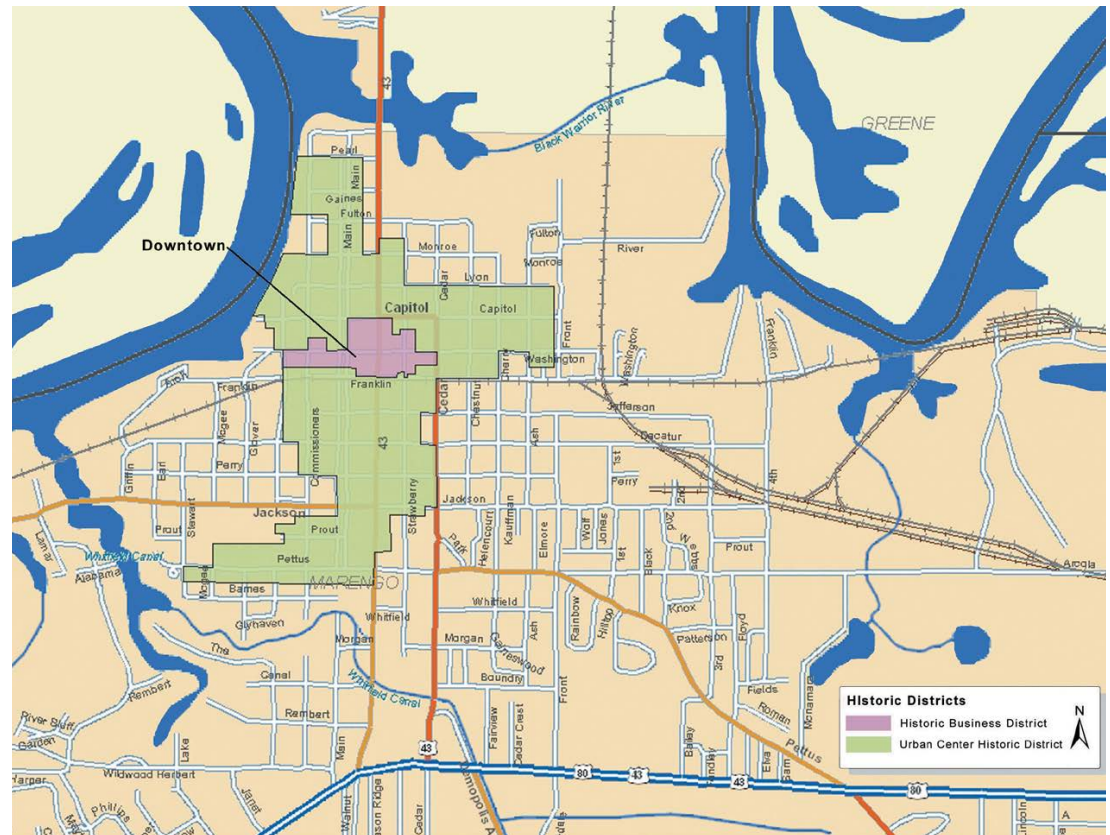
Promote the improved appearance and redevelopment of this corridor to a mixed use district along Walnut and Cedar

Recommendations

1. Encourage redevelopment and upgrading of property along Cedar and 43 from US 80 to the Downtown and beyond



PROPOSED NEIGHBORHOOD BUSINESS DISTRICT MIXED USE AND RESIDENTIAL REDEVELOPMENT



2. Implement access management plan and improvements for corridor development, including secondary entrances, service roads and streets parallel to 80
3. Establish gateways and improved signage control along US 80
4. Develop street landscaping and way-finding system directing traffic from 80 to Downtown and Riverfront

Health Center District

Promote the Continued Development of the Hospital and a Medical Center District as a Professional District and Gateway to Demopolis

Recommendations

1. Help to create a special Medical and Wellness Center District, including special building standards, graphics, landscaping and lighting
2. Make provisions for expansion of hospital and related facilities, including redevelopment of

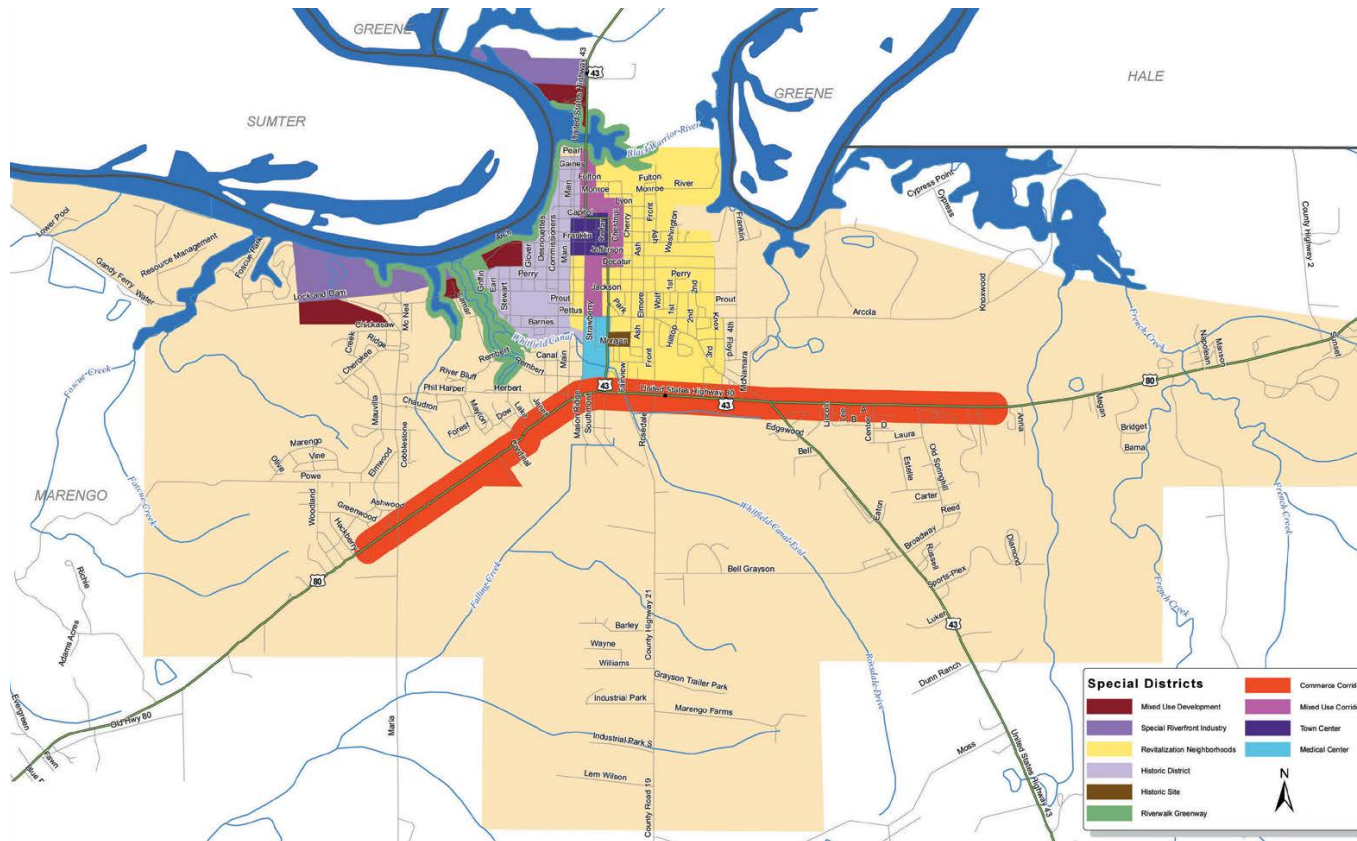
- frontage along US 80
3. Create a Medical Center Gateway to Demopolis

I. Economic Development Policies

Support Sustainable, Multi-sector and Diverse Economic Development Focused on New and Existing Businesses and Quality of Life to Support Higher Paying Industry and Business

Recommendations

1. Expand and develop existing Industrial Parks with more and higher paying jobs and diversified employment
2. Continue to support existing natural resource industries with proper environmental



- controls, buffers of these and other heavy industry from residential neighborhoods
3. Promote tourism, retiree and relocation development opportunities through regional services, such as health care, and other amenities
 4. Promote opportunities for outdoor recreation and sports-including river recreation, marinas
 5. Utilize special Downtown business opportunities, riverfront development, historic sites and preservation to diversify economic development, especially retail and specialty business
 6. Promote the development and upgrading of commercial and retail business along US 80 as a district
 7. Support new industry through infrastructure improvements consistent with Master Plan, including continued improvements to the airport, rail services and waterfront facilities
 8. Grow professional jobs as part of being a regional provider of services like health care, job training and education, conferences and recreation industry
 9. Support economic development and attraction of new residents and businesses through quality of life improvements, including good schools, parks and greenways, good neighborhoods
 10. Promote special business and residential development along the river to include limited industry, Civic Center, hotel, marina; systematically expand river related development to include riverfront frontage , riverfront park, mixed uses, and special river related commercial and industrial development, consistent with the Community Master Plan

Retiree Community and Relocation

Make Demopolis a Well Known Retiree and Relocation Community and Market Such

Recommendations

1. Coordinate retiree attraction with plans for neighborhoods, Downtown, historic preservation, riverfront development, housing and facilities
2. Consider special facility or facilities for seniors.
3. Coordinate plans for seniors with plans for a wellness center in the medical center district.
4. Continue to improve transportation services for seniors

Marketing and Tourism

Develop the Community’s Assets in such a way as to Attract New Residents and Tourism to Demopolis as a Destination as well as a Great Place to Live

Recommendations

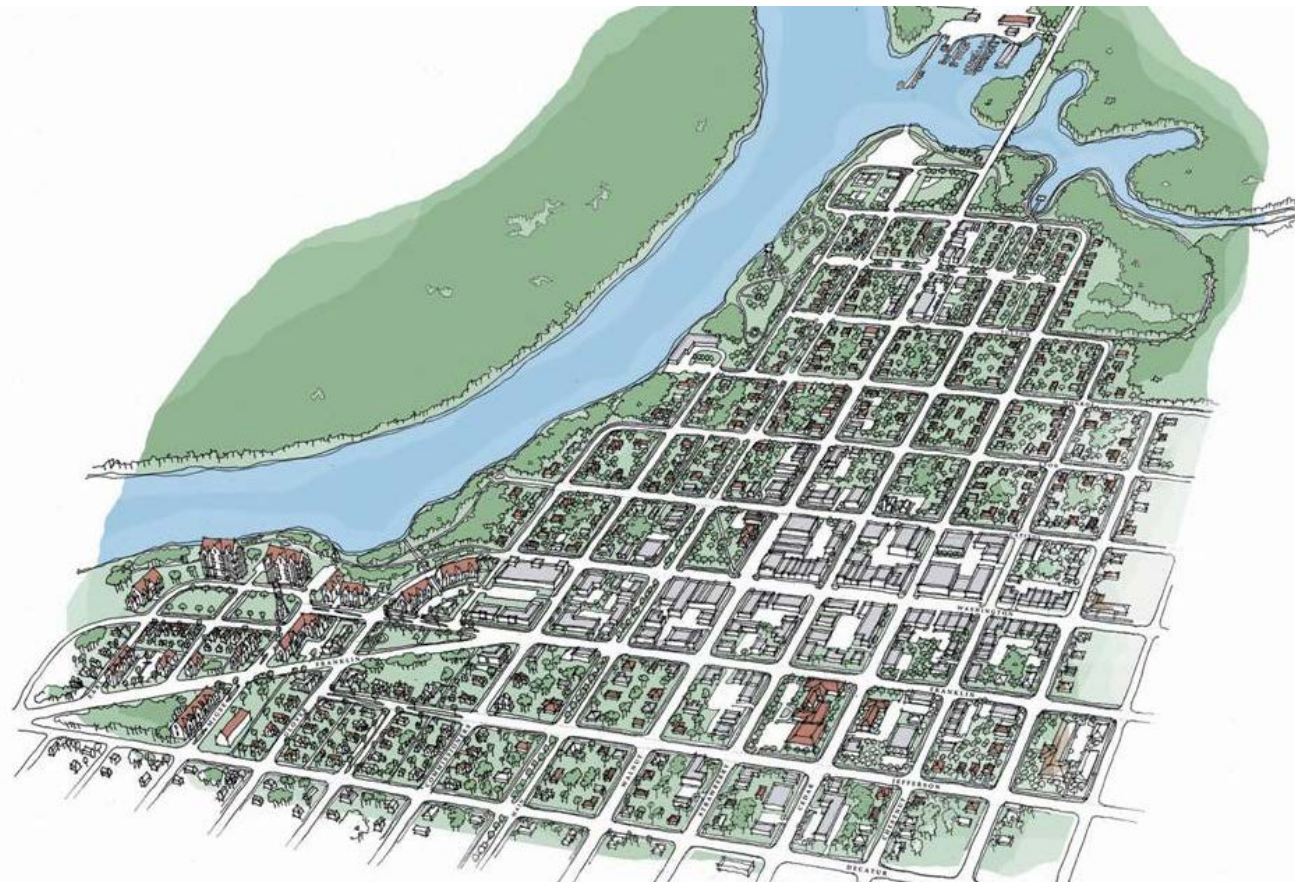
1. Promote marketing and tourism with plans for neighborhoods, Downtown, historic preservation, riverfront, recreation and community facilities
2. Market current natural resource assets, including the river, forested areas, greenways, landscaping and outdoor recreation
3. Promote Demopolis as a major regional center or hub and business center in West Alabama
4. Develop gateway appearance to Demopolis as a crossroad from all directions

A Plan for Demopolis

Implementation Plan-General

Action Items

For each of the Master Plan Policies and recommendations, there are action steps that should be considered in order to implement the policies or recommendations. These action items may change, over time, however it is important to identify and update action items. Previous and current plans should be continuously updated and implemented to ensure results and take advantage of momentum.



Responsibility and Governance

Implementation of the Community Master Plan should be considered a Public-Private initiative, with organizations, business and the City working together for the good of all citizens; all city departments must continue to work together; think outside the box; volunteers are needed to make projects work; public and private leadership is key. An implementation team (government/business/citizens) should be established to ensure implementation of the plan.

Priorities and Time Frame

Priorities may be considered short term, mid-term and long term. These designations take into account the importance of a recommendation as well as a sense of time sensitivity or urgency.

Financing and Funding

It cannot be presumed that the Community Master Plan is implemented by city resources alone. In fact, most of the Plan recommendations will be implemented by the private sector. The city's goal is leveraging and supporting private sector resources to accomplish the desired results. Plan implementation should also be seen as an investment strategy and not just spending public funds.

Financing and funding of city initiatives should include the use of city funds; grants; loans; other incentives and special funding generated through related development authorities such as a Commercial Development Authority, Main Street or similar downtown organization, Chamber of Commerce, Industrial Development Board, Urban Redevelopment/Housing Authority, a Community Development Corporation, a Land Trust and other public-private develop organizations in addition to more common development authorities such as the utility board, school board, park board, etc.

Capital Improvement Planning and Budgeting

The financial plan for the city should include a five year capital improvement program or plan, which should be used to support the implementation of the Community Master Plan. A draft Capital Improvements Plan is included as a separate document and an example for consideration in the future.

Regulatory Tools

Certain regulatory tools are important to the implementation of the Community Master Plan. These tools include zoning ordinance, subdivision regulations, historic districts and design review, others. These tools should be seen as consistent with the Master Plan and amended, as needed, to further implement the Plan.

Ongoing and Project Planning

Continuous review and updating of the Community Master Plan is important to responsible implementation of the Plan. Such updating should be done as needed, and at least every five years. Annual reports should be made by the Planning Commission to the Mayor and Council on the status of the Plan.

More detailed district and project plans must be adopted in order to implement the Community Plan. These district plans may include neighborhood and downtown plans, special district plans, e.g., riverfront plans, etc.

A Plan for Demopolis

Appendix

Key Concepts and Terms

Greenways-Open space that is arranged in a linear pattern to connect to parks and community facilities or centers of activity; may include trails or simply open space; may be publicly owned and open to the public or may be privately held, with limited access.

Gateways-Areas or landscape features of varying sizes that are considered important entrances or approaches to downtown or other special districts, usually at intersections of major streets or roads; should be thought of as an area, which is well designed and developed, including appropriate land uses, rather than just a landscape feature; often includes signage and landscaping giving a nice impression and direction to important districts.

Way-Finding System-Signage and graphics designed to give clear direction to and within the community, neighborhoods and special districts; may include signs and banners as well as landscaping and lighting that provide a consistent and complete way of guiding automobile and pedestrian traffic.

Conservation Subdivision-A subdivision with lots, buildings, and infrastructure arranged in such a way as to conserve or protect sensitive natural areas, such as wetlands, floodplains, forested areas; usually allowed through a zoning overlay and subdivision regulations, where the original zoning remains in place, in terms of allowed or increased density, in some parts of the property, in lieu of restricting development of other parts of the property that may be more sensitive to conservation.

Mixed Use Development-Development that includes a mix of residential, commercial and/or other uses in the same district, arranged and designed to allow for a greater diversity of land use, governed through site plans and design guidelines authorized through the Planning Commission.

Revitalization District-An area or neighborhood where there is a concentration of public and private improvements to infrastructure, services, residential, commercial and other properties to foster community development consistent with the overall goals and standards for the city.

Preservation Neighborhood-A neighborhood or area of the city where the proposed land use reflects an existing unique pattern and character, primarily residential and generally of historic fabric and where the major strategic emphasis is on maintaining or preserving the unique character of the neighborhood; a preservation neighborhood may or may not be an officially designated historic district, either nationally, state or local.

Historic District-An area, neighborhood or resource/structure that has been designated an official National Register, State or Local Historic District, in which design and architectural standards should ensure that development, renovations and improvements are consistent with the character of the district.

Complete Streets-Streets that are planned, designed and constructed to include various modes of transportation, including pedestrian, automobile and provisions for transit use.

Special Riverfront Industry-Production and distribution industry requiring a riverfront location for operation and designed or developed in such a manner as to be compatible with the natural resources of the river and other adjoining river development.

A Plan for Demopolis

Community Assessment

Population and Growth/Economic Development

- Population growth-relatively stable to slow growth
- Poorer census tracts to the east of downtown
- Part of a slower growing region
- Potential for growth impact from Tuscaloosa/Meridian Corridor and along Highways 43 and 80
- Growing river and retirement population

- Regional healthcare, retail center-especially on 80
- Growing tourism and recreation opportunities
- River traffic potential-commercial, marina
- Existing industry is strong
- Industrial development somewhat limited by interstate access
- Excellent industrial park/access to airport
- Natural resource industry is important-forestry and minerals
- Retail and commercial tends to be strongest along 80/not especially diverse
- Median income tends to be close to state and national averages

Land Use

- Compact downtown/well defined/enough vacancies to be concerned/weak at the edges
- Strip commercial development along US 80 is plus and minus
- Potential for Sprawl to the south/agricultural and natural areas
- Areas to the north are river related, flood plain and wetlands

Housing

- Historic homes/unclear about the market
- Sound homes in medium income neighborhoods
- Suburban residential development includes new to middle age housing
- Housing east of downtown needs greatest improvement/conflicts with industrial operations
- Affordable and available rental housing is a question
- Potential for retirement housing

Neighborhoods

- Conditions vary from Historic districts to new residential development south of 80
- Connections are poor-for a community of this size
- Incompatible land uses in neighborhoods east of Cedar and along truck routes and adjacent to the state docks

Community Facilities

- Excellent schools/Community School has potential to grow
- Excellent sports and parks facilities
- Some facilities are remote from existing population
- Hospital is good facility
- Wallace Community College is an important presence
- Library is important resource and activity center

Transportation

- High Traffic volumes on US 80
- Traffic patterns confusing associated with Highway 43/conflicts with truck route
- Orientation and entrances to the city along 80 are poorly organized
- East west connections are limited and disconnected
- Limited sidewalks and pedestrian connections
- Airport has capacity/is somewhat remote/outside the City
- Limited potential for river commerce
- State docks have limited facilities
- Marina/inter-modal potential along the river

Infrastructure and Services

- Fire facilities and services are good/need to resolve future station locations near downtown/riverfront and neighborhoods northeast of downtown as well as growth to the southeast
- Water and sewer capacity is good up to 25,000 population
- Older lines exist in city center

- Police and Public Safety are critical to the future
- Public works, including drainage and storm sewers and street conditions need improvement in general

River Related Development

- Greatest potential is for recreation and amenity
- Some additional potential for commercial traffic
- Riverfront needs to be connected to the downtown
- Some conflicts between industrial and other uses along the river
- Issues of public and private access to the riverfront in certain areas
- Special events on the river

Downtown

- Good to Fair occupancy of buildings
- Good building stock
- Excellent downtown park
- Post Office, City Hall, Library, Civic Center and Marina located in or near downtown
- Gaps and edges need to be better defined and filled in
- Residential neighborhoods are nearby/there are a number of downtown housing units in core of the City
- Connections need to be better

Historic Resources, Arts and Culture

- Excellent residential district (s)
- Important Collection of resources downtown
- State and Marengo County Historic sites, Gaineswood, Bluff Hall, Lyon Hall
- Performing Arts Center is near downtown

General Appearance

- River and natural areas to the north are important amenity
- Entrances to the city from the north and south and along US 80 are a negative
- Trees and horticulture are attractive
- Historic properties provide attractive neighborhoods and architectural amenities
- General appearance of streetscapes, signage needs to be improved
- Botanical Gardens has potential but does not have a major impact/important location

A Plan for Demopolis

Summary of the Community's Assets and Challenges

Assets

- Location/crossroads/warm climate/hub of a "region"
- Growth of "river" community
- Cost of living is an asset
- Small, not urban/small town charm
- Proud heritage
- Sense of who we are/civic pride/volunteers/lack of racial tension/involved citizens/close knit/generosity

- talented/family oriented community
- Schools/outstanding public education/community college/higher education nearby
- Excellent regional hospital/growing/mental health services
- Excellent Library and local newspaper
- Emphasis on art, culture/plays/music/riverfront activities
- Tourism potential
- Solid economy/industry/variety/diverse/leadership in IDB and Chamber/available jobs/manufacturing base/cement and limestone resource/timber resources/fishing, hunting and boating business/diverse labor force/available buildings and property for growth/potential for growth/potential for tourism and retirees relocation
- Churches/strong religious organizations
- Trees/natural beauty/horticulture/wildlife/botanical garden
- River/riverfront/marina/Lake Demopolis/two rivers/state dock/recreation on river/waterways/good river transportation-open land for building/growth potential/business opportunities
- Transportation-coast to coast/US 80 and 43/highways/crossroads of several highwaysw/2 railroads
- Historic city and river/historic buildings and resources/historic buildings downtown/economic opportunity/old cotton storage warehouse/beautiful architecture/Historic Development Commission and local ordinance
- Local businesses/strong customer service/good banks/shopping areas/new business coming in/highway 80 businesses/eateries/retail growing/locally owned business
- City government and services/police and fire services and protection/government that works together dedicated public officials
- Generous public and private leadership/Leadership Marengo County/new youth leadership/civic clubs and volunteer organizations
- Sportsplex/parks and recreation/good sports town/good facilities/sports for all ages/2 golf courses boating, fishing and hunting
- Attractive downtown/close to population/downtown park/post office/civic center and riverfront-marina close to downtown
- Available housing
- Demopolis utility system built for population of 25,000/waste collection and distribution/good drinking water
- The Demopolis Airport Authority

Challenges

- Growing with integrity and intention/urban sprawl/zoning variances/growing with more control/zoning issues
- Where to spend funds/more funds to meet goals/how much do we have to spend?
- Poor economic region/world competition/slow growth region
- Retaining retail/keeping buildings occupied/diversifying business mix/empty buildings/diversify business mix/empty but available buildings
- More industry/more employment/higher paying jobs and compensation/more professional jobs/jobs for young people
- Increase in arts and culture as economic development initiative
- Replacing aging doctors/more mental health counseling/health care for everyone/more intensive counseling/increasing need and cost of health care/need more doctors/walking access everywhere-keeping fit/reduce obesity/changing nature of fuel
- Inter-department communication/follow through on previous plans
- Eyesores on major highways/trashy areas/street conditions/close all ditches/drainage improvements public health/east side of town
- Infrastructure improvements needed
- Downtown revitalization/eyesores/neglected downtown buildings/need to remove failing buildings using/living downtown
- Challenge every citizen to take a stand/get involved with civic organizations
- More housing needed/poor housing conditions in areas/need to remove dilapidated buildings/mobile

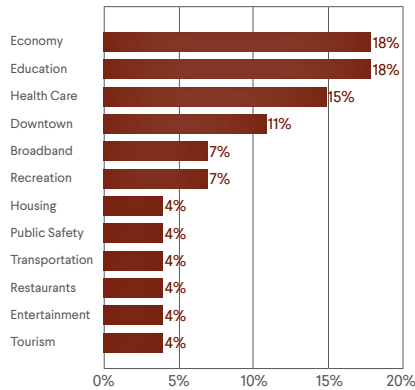
- homes/modular housing/remove burned out buildings
- Neighborhoods/need apartments
- Highways and infrastructure/lack of state highway development/widening US 80/new I-85 extension distance from interstate/traffic problems/
- Bringing in people/people leaving town to shop/few amenities/limited sit down dining/little to attract non-locals/not enough for youth to do
- Preservation challenges
- Continued improvement of schools/school facilities-schools need to put out a better product/moral development of youth and work habits/education for adults
- Training for kids not going to college
- Lack of recreation especially pool
- Need for entertainment/food/movies/bowling alley
- Qualified work force/preparation of workforce/community college-expand
- Comprehensive presentation of our assets by the Chamber
- Lack of publicity about Demopolis throughout the state
- Overcome diversity/some scars from previous history
- Needs of seniors/more attention to disabled community

Community Vision Update

The visioning process began in the Spring of 2019 with a series of community meetings in which stakeholders and members of the public shared hopes and concerns for the City’s future. Through the visioning process, the community developed the plan through meetings, social media, and online surveys.

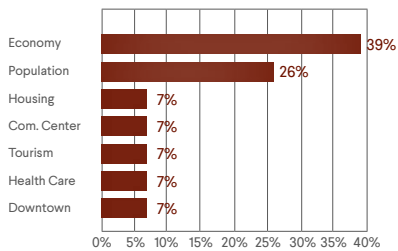
What do we need to do to make Demopolis a better place for the future?

When asked what do we need to do to make Demopolis a better place for the future, the community responded with these twelve opportunity topics. This chart is an overview of the responses to this question.



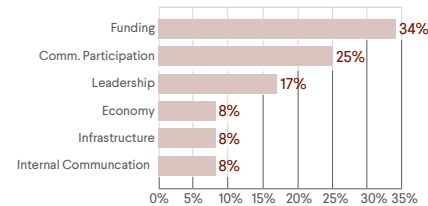
How will we know when we have succeeded?

When asked how will we know when we have succeeded, the community responded with these seven opportunity topics. This chart is an overview of the responses to this question.



What are the challenges or obstacles to realizing our opportunities?

When asked what do we need to do to make Demopolis a better place for the future, the community responded with these six challenges topics. This chart is an overview of the responses to this question.



Plan Goals

When asked to rank community drafted plan goals one through five, five being the most important, the community identified these top ten goals.

- 1 We will build on our education. 4.77
- 2 We will strengthen the local economy. 4.74
- 3 We will work to retain our youth. 4.49
- 4 We will revive our downtown. 4.45
- 5 We will focus on quality of life. 4.40
- 6 We will address public health. 4.26
- 7 We will support our senior population. 4.14
- 8 We will enhance personal prosperity. 3.90
- 9 We will focus on tourism. 3.77
- 10 We will focus on housing. 3.77

Action Plan Update

The Plan of Action provides an overview of how this comprehensive plan is implemented throughout the City and the community. This plan will have little impact unless this action plan becomes a long-lasting and living effort to strengthen the community. The action items that create this plan are separated into first steps and big picture. Each action item includes a title, a summary of the action, the responsible party of the action, the proposed funding source of the action, and an evaluation milestone for the action.

First Steps

- **PURSUE GRANTS**
The state sponsors a number of competitive grant programs every year that could be utilized by the City. Most notably these grants pertain to transportation, and recreation improvements. An existing staff person(s) should become the lead for Demopolis's grant pursues. It is important to create an internal effort to proactively pursue grants. Still, it is also equally important to partner with regional partners and firms like the Alabama Tombigbee Regional Commission, and Marengo County Economic Development Authority.
Responsibility: City of Demopolis, Alabama Tombigbee Regional Commission
Cost: Staff Time
Funding: No funding required
Evaluation Measure: Yearly grant list, completed grant application.
- **DOWNTOWN PUBLIC ART**
Public art is an inexpensive way to develop interest and sense of place in an area of opportunity like Downtown Demopolis. Public art such as murals, and repainted historic signage adds uniqueness and a sense of civic pride, that is likely to incrementally build momentum for the area. Public art acts as a tool in supporting: economic development, cultural identity, supporting local artists, and civic pride.
Responsibility: City of Demopolis, Historic Preservation Commission, Chamber of Commerce, Downtown Businesses
Cost: Staff Time, Volunteer Time
Funding: State Arts Grants, General Funds, Donations
Evaluation Measure: First Mural Complete, First Historic Sign Repainted.
- **SOCIAL MEDIA PRESENCE**
Social media is the most used activity on the internet and these social media platforms have shown to be significantly effective in the tourism industry. A tourism-based social media strategy requires dedication but with its nominal operating cost the potential return on investment is large.
Responsibility: City of Demopolis, Historic Preservation Commission, Chamber of Commerce, University of Alabama Center for Economic Development
Cost: Staff Time, Volunteer Time
Funding: State Tourism Grants, General Funds
Evaluation Measure: 1,000 followers
- **REVIEW ZONING CODE**
Ensuring that zoning regulations align with the City's vision and needs is critical in assuring that the City is proactive in supporting needed changes to its built environment. Through completing a review of the zoning regulations, the city can position itself to support growth and aesthetic value.
Responsibility: City of Demopolis, Alabama Tombigbee Regional Commission
Cost: Staff Time
Funding: Community Development Block Grant-Planning Fund, General Funds
Evaluation Measure: First public meeting to discuss goals of an updated zoning code
- **NATURAL HAZARDS MITIGATION:**
Continue to revise and implement Disaster Preparedness activities listed in "City of Demopolis Mitigation Measures", (new and continued from 2010 plan). Source: "Marengo County Multi-Jurisdictional Natural Hazards Mitigation Plan".
Responsibility: City of Demopolis; Marengo County Emergency Management Agency; & E911.
Cost: Staff and Volunteer Time
Funding: HMGP grants, General Funds, other grants
Evaluation Measures: Completion of Measures listed in City Mitigation Plan
- **JOIN BLACK BELT WIDE EFFORT**
The Black Belt region of Alabama is well known for its history and its current grassroots efforts. Demopolis should participate in Black Belt wide organizations and activities such as the Black Belt Community Foundation, and the Black Belt Community Development Coalition. Organizations like these provide grants, community development programs, and regional awareness.
Responsibility: City of Demopolis, State of Alabama, Alabama Tombigbee Regional Commission, Marengo County Economic Development Authority, Chamber of Commerce
Cost: Staff Time
Funding: To be Determined, based on identified needs.
Evaluation Measure: Meeting with Black Belt Stakeholders
- **CREATE A CITY-WIDE FAITH-BASED COMMITTEE**
Creating opportunities for communities to come together is important, and churches as a collective can be an underutilized community resource for helping the City in creating community-based activities and events and programs. The City should create and recruit volunteers from each community church in the city to participate in hosting and partnering in community events for the whole community to enjoy.
Responsibility: City of Demopolis, Local Church Leaders, Citizens
Cost: Staff Time, Volunteer Time
Funding: General Funds
Evaluation Measure: First joint community event sponsored by City-Wide Church Committee
- **WORK WITH THE ALABAMA TOMBIGBEE REGIONAL PLANNING COMMISSION**
The Alabama Tombigbee Regional Commission serves the ten-county region including Marengo. The regional commission's mission is to serve its local governments and its citizens. These regional commissions have the capacity to assist with grant opportunities and provide general planning assistance. It is essential for the city to reach out to the Alabama Tombigbee Regional Commission to explore opportunities for assistance.
Responsibility: City of Demopolis, Planning Commission
Cost: Staff Time
Funding: To be Determined, based on identified needs.
Evaluation Measure: First joint grant application submitted to the State.
- **CREATE A POP-UP SHOP PROGRAM**
Pop up shops are low cost temporary retail businesses that proactively revive vacant storefronts, local economies, and entrepreneurship. Through a pop-up shop program, the City can connect property owners/managers to local aspiring vendors and community organizations to create short term business to act as an incubator and redevelopment initiative.
Responsibility: City of Demopolis, Chamber of Commerce, Marengo County Economic Development Authority
Cost: Staff Time,
Funding: General Funds, State Arts-Project Grants
Evaluation Measure: First Pop-Up business in a vacant storefront.
- **CONTINUE COOPERATING AS A HISTORIC CERTIFIED LOCAL GOVERNMENT**
Cities reinforce their historic preservation efforts by participating in Alabama's Certified Local Government Program. Through this program cities are eligible for state and federal grants, and continuing education courses regarding best practices. The program requires annual review, and it is important for Demopolis to continue its involvement.
Responsibility: City of Demopolis, Historic Commission, State Historic Commission
Cost: Staff Time, Volunteer Time
Funding: State Historic Preservation Grants, General Funds
Evaluation Measure: First historic preservation grant applied to the State.
- **COMMERCIAL PROPERTY INVENTORY**
Demopolis has a thriving commercial corridor along Highway 80, but commercial property exists all over the City in many forms. It is important for the City to develop a commercial property inventory comprehensively understand the commercial market over time in the City.
Responsibility: City of Demopolis, Chamber of Commerce, Marengo County Port Authority
Cost: Staff Time
Funding: General Funds
Evaluation Measure: All city business are maintained on an excel file.

- **EMBRACE DOWNTOWN EVENTS**
Community events or street festivals are a low-cost vehicle to drive tourism, civic pride. These types of community events help create community ownership and interest in redevelopment opportunity areas like Downtown Demopolis.
Responsibility: City of Demopolis, Chamber of Commerce, Local Business Owners
Cost: Staff Time, Volunteer Time
Funding: State Tourism Grants, General Funds
Evaluation Measure: First downtown event including local businesses.
- **CREATE DEMOPOLIS FISHING TOURNAMENT**
Demopolis is well known for its outdoor amenities especially its fishing. At the confluence of the Black Warrior and Tombigbee River Demopolis is a prime location to begin hosting regional fishing tournaments. Fishing tournaments would also be a great way for the City to highlight the King Fisher Bay Marina.
Responsibility: City of Demopolis, State Agencies, Local Businesses, Chamber of Commerce, Department of Parks and Recreation
Cost: Staff Time, Volunteer Time
Funding: State Tourism Grants, General Funds
Evaluation Measure: First regional fishing tournament cosponsored by the state.
- **CONTINUE WORKING WITH THE MARENGO COUNTY ECONOMIC DEVELOPMENT AUTHORITY**
The Marengo County Economic Development Authority services the county with proactive economic development. The Marengo County Economic Development Authority's mission is to bring jobs to the county and to assist existing businesses. A strong relationship between Demopolis and the Marengo County Economic Development Authority will assure Demopolis is represented in their efforts.
Responsibility: City of Demopolis, Marengo County Economic Development Authority, Chamber of Commerce, Industrial Board
Cost: Staff Time
Funding: General Funds
Evaluation Measure: First monthly meeting between the City, the Marengo County Economic Development Authority, and the Chamber of Commerce.
- **CREATE A JUNIOR CITY COUNCIL PROGRAM**
Demopolis should consider developing a young city counselor program that is made up of local middle and high school students that live in the city. A junior city council program would improve the City's connection to the school system, improve youth and civic engagement and their quality of life.
Responsibility: City of Demopolis, Demopolis City School System, Chamber of Commerce
Cost: Staff Time,
Funding: No Cost
Evaluation Measure: First Junior City Council public meeting.
- **CONTINUE ACTIVATING THE OLD DEMOPOLIS PUBLIC SCHOOL**
The Old Demopolis Public School is a underutilized community asset. The building is currently occupied by the Canebrake Players, but the historic building could continue to be reprogrammed to further serve the community.
Responsibility: City of Demopolis, Demopolis City School System, Chamber of Commerce
Cost: Staff Time,
Funding: State Arts Grants, Community Development Block Grants, Historic Preservation Grants, General Funds
Evaluation Measure: First meeting with the Canebrake Players and the community to discuss additional program opportunities for the building.
- **EXPAND SENIOR AND YOUTH OPPORTUNITIES FOR HEALTH AND WELLNESS**
Consider providing more activity programs for seniors and youth. Providing more programs and activities that could occupy existing city facilities could be a low-cost way to better serve the community with health and wellness opportunities.
Responsibility: City of Demopolis, Demopolis City School System, AARP
Cost: Staff Time, Volunteer Time
Funding: Community Development Block Grant, General Funds
Evaluation Measure: First weekly community exercise classes.

- **BECOME A MAIN STREET DESIGNATED COMMUNITY.**
As Downtown Demopolis continues to redevelop and grow, it should be a goal to transition to a Main Street Alabama designated community. By transitioning to a designated community, Demopolis will become eligible for additional services provided by Main Street Alabama and demonstrate a commitment toward to continued revitalization of Downtown.
Responsibility: City of Demopolis, Chamber of Commerce, (any downtown merchants or other organizations)
Cost: Depends on Staff Needs
Funding: General Funds
Evaluation Measure: Acceptance as a Designated Community by Main Street Alabama.
- **CONTINUE ELIMINATING BLIGHT**
A Beautiful City not only raises property values, but also attracts new businesses, retirees, and other opportunities. Property Owners and Citizens can Be Good Neighbors by taking responsibility for the upkeep of their property. City Ordinances and Property Maintenance Codes will continue to be enforced for abatement of factors which lead to Blight, such as Overgrown Lots, Junked Vehicles, Outside Storage, Property Maintenance issues and Dilapidated Property.
Responsibility: City of Demopolis, Building Department, Police Department
Cost: Staff Time
Funding: General Funds
Evaluation: Abatement Data which shows Increase in Closed Cases.

Big Picture

- **DEVELOP 'PINK' ZONING DISTRICTS**
Pink zoning is a term for simplifying regulations and review processes to encourage development in designated areas. The term 'pink' came from the idea of lightening of 'red tape' of the traditional process, which can often deter projects. This process is an affordable way to update zoning through the implementation of an overlay district.
Responsibility: City of Demopolis
Cost: Staff Time
Funding: Community Development Block Grant, General Funds
Evaluation Measure: Establishment of a pink zone overlay district in Downtown.
- **BEAUTIFY HIGHWAY 80**
Create a landscape corridor overlay district for Highway 80 to create an aesthetic along the highway that sets Demopolis apart from other cities along the Highway 80 corridor. Through the use of an increased landscape strip requirement of trees or shrubs, the city could continue its beautification efforts at the S Cedar Ave intersection, and the grass median between Lake Ln and S Cedar Ave. This process could also include the establishment of a US-80 Merchants Association.
Responsibility: City of Demopolis, Alabama Department of Transportation, Alabama Tombigbee Regional Commission
Cost: Staff Time
Funding: General Funds, Community Development Block Grant-Planning Fund
Evaluation Measure: Establishment of a overlay district along Highway 80.
- **CONDUCT A SIDEWALK AND STREET RESURFACING NEEDS ASSESSMENT**
To ensure that public improvements and transportation grant funds are prioritized in the most effective and comprehensive way, a sidewalk and street needs assessment are needed. A sidewalk and street study would take into account all existing infrastructure conditions and the lack of existing infrastructure. The study would then take into account community destinations and opportunities to create a list of sidewalk and street improvement priorities.
Responsibility: City of Demopolis, Alabama Tombigbee Regional Planning Commission
Cost: Staff Time
Funding: Transportation Alternative Program, Transportation Improvement Program, States' Economic Development Assistance Program, Community Infrastructure Fund, Community Development Block Grants, General Funds
Evaluation Measure: Creation of a priority list for both sidewalk construction and improvements and

- street resurfacing.
- **REINVIGORATE THE DEMOPOLIS THEATER DISTRICT**
Work to honor the history of the Demopolis Theater District coordinating between the city, civic clubs, and churches to work to create a partnership to work towards creating a community event space in the Marengo Theater.
Responsibility: City of Demopolis, Citizens
Cost: Staff Time, Volunteer Time
Funding: Historic Preservation Grants, Community Development Block Grants, General Funds
Evaluation Measure: First community event in the historic Marengo Theater.
- **CREATE A DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (BID)**
A Business Improvement District is an area where property owners vote to pay a special assessment to that fund's improvement of a designated district. The creation of this district is a successful tool to provide additional revenue sources to continue redevelopment investment outside of the existing public and private entities.
Responsibility: City of Demopolis, Chamber of Commerce
Cost: Staff Time
Funding: General Funds
Evaluation Measure: First downtown business and property owner meeting to discuss district priorities.
- **EXPAND WORKFORCE TRAINING**
Consider working more aggressively to connect local workforce development training efforts by coordinating with Marengo County Economic Development Authority, the Chamber of Commerce, nearby colleges and universities, state workforce training programs, and the Public-School System.
Responsibility: City of Demopolis, Demopolis School System, Chamber of Commerce, Marengo County Economic Development Authority
Cost: Staff Time
Funding: Workforce Training Grant, General Funds
Evaluation Measure: First meeting of multiple agencies to coordinate efforts in local and regional workforce development.
- **REDEVELOP RIVERSIDE PARK**
Consider applying for grant funding to redevelop the park areas along the river. Including improvement to the public boat ramp, George Franks Park, Riverside Park along the white bluffs, the old water tower, the Demopolis Civic Center, and extending to the old Demopolis botanical garden grounds. Through a master plan and phasing approach this recreation area could be developed as one continuous park that connects the river to downtown, and provide an important anchor to north Demopolis.
Responsibility: City of Demopolis
Cost: Staff Time
Funding: Recreational Trails Grant, Land and Water Conservation Fund, States' Economic Development Assistance Program, Community Development Block Grant, General Funds
Evaluation Measure: Grant application submitted for park improvement funding.
- **REDEVELOP THE SOUTH CEDAR AVENUE CORRIDOR**
South Cedar Street is an important corridor in Demopolis, acting as a major north-south connector. This corridor connects downtown to Highway 80, and it supports a large portion of the city along with the hospital and the middle school. South Cedar is also home to many aging retail properties. Streetscape studies and improvements would greatly improve the safety and beauty of this important corridor through a coordination with the Alabama Department of Transportation.
Responsibility: City of Demopolis
Cost: Staff Time
Funding: Transportation Alternative Program, Transportation Improvement Program, States' Economic Development Assistance Program, Community Infrastructure Fund, Community Development Block Grants, General Funds
Evaluation Measure: Grant application submitted for park improvement funding.
- **PARTICIPATE IN A LAND BANK PROGRAM**
By creating a land bank authority, the City of Demopolis and Black Belt partners could steward vacant, abandoned, and tax-delinquent properties to support the redevelopment of both residential and commercial properties. A land bank is a proactive way for the community to reduce community blight, stabilize neighborhoods, facilitate community and commercial redevelopment, while returning properties back to the city tax roll.
Responsibility: City of Demopolis, Regional Municipalities
Cost: Staff Time
Funding: General Funds
Evaluation Measure: First meeting with the State and Regional Partners to discuss a Black Belt Land Bank Authority.
- **WORK TO BRING MORE BROADBAND ACCESS TO THE CITY**
Broadband does exist in Demopolis, but coverage is not complete, and internet speeds are poor. To improve the broadband in the Demopolis, the City should prepare a broadband strategic plan in partnerships with local businesses, the Chamber of Commerce, and the community. The strategic plan should include strategies aimed at creating a city partnership with telecommunication companies, and State advocacy for fiberoptic expansions along Highway 80 from Montgomery through Demopolis.
Responsibility: City of Demopolis, Chamber of Commerce
Cost: Staff Time
Funding: General Funds, Alabama Broadband Accessibility Fund
Evaluation Measure: Completion of a broadband strategic plan.
- **DEVELOP TRAILS ON ABANDONED RAILROAD SOUTH OF HIGHWAY 80**
The City should work with the County, local property owners, and state trail organizations to develop a trail in the abandoned railroad right-of-way between Jefferson Road and the West Rock Paper Mill. Trail developments such as these increase property values, quality of life, community health, and community pride.
Responsibility: City of Demopolis, Marengo County, Alabama Trails Commission
Cost: Staff Time
Funding: Recreational Trails Program, Land and Water Conservation Fund, States' Economic Development Assistance Program, General Funds
Evaluation Measure: Submitted application for a rails to trails project to the State.
- **REDEVELOP MARINA**
The marina is a unique opportunity for the City and County. Consider working with the Marengo County Port Authority to redevelop the County owned property to create an economic development focused on the river and quality of life.
Responsibility: City of Demopolis, Marengo County
Cost: Staff Time
Funding: States' Economic Development Assistance Program, Community Development Block Grants, General Funds
Evaluation Measure: A publicly supported decision is made for the future development of the county land at the marina.
- **BECOME AN ALABAMA PRE-K COMMUNITY**
Early education has proven impacts on individuals, the community, and long-term workforce needs. As a model education system in the State, the city should strive to become one of the first systems to foster early education for its community. Through grant funding, the City of Demopolis can increase the number of children that attend kindergarten and pre-k education programs.
Responsibility: City of Demopolis, State of Alabama
Cost: Staff Time
Funding: Early Education Grants, Education Grants, General Funds
Evaluation Measure: A early education program is added to the City school system curriculum.

Grant and Assistance Opportunities

In order for Demopolis to empower itself to accomplish the actions that it has developed, the City will need to pursue grant and assistance opportunities provided by state and federal funding. Through a prioritization of the actions, the City should apply for various grants each year to help them accomplish the community's goals.

Grant and assistance opportunities will change or evolve each year. It is essential to maintain and update a comprehensive list of these grants and assistance opportunities through connections with these programming organizations. Using this section, the City will accomplish its actions, but the plan of action this list of grant and assistance opportunities must be discussed and maintained over time.

Community

- COMPETITIVE FUND-COMMUNITY DEVELOPMENT BLOCK GRANT
<https://adeca.alabama.gov/Divisions/ced/cdp/Pages/CDBG.aspx>
Competitive Fund typical Activities: Water and sewer extensions and rehabilitation, Housing rehabilitation, Neighborhood & downtown revitalization, Street & drainage improvements.
- COMMUNITY ENHANCEMENT FUND-COMMUNITY DEVELOPMENT BLOCK GRANT
<https://adeca.alabama.gov/Divisions/ced/cdp/Pages/CDBG.aspx>
Community Enhancement Fund typical activities: Fire protection, Senior citizens centers, Community centers, Boys & girls clubs, Recreational facilities, etc.
- PLANNING FUND-COMMUNITY DEVELOPMENT BLOCK GRANT
<https://adeca.alabama.gov/Divisions/ced/cdp/Pages/CDBG.aspx>
Planning Fund typical activities: Comprehensive plans, Elements of comprehensive plans, Downtown revitalization plans, Regional strategies and plans, etc.
- NEIGHBORHOOD STABILIZATION GRANT
<https://adeca.alabama.gov/Divisions/ced/cdp/Pages/NSP.aspx>
The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment through the purchase and redevelopment of foreclosed and abandoned homes and residential properties.
- RECREATIONAL TRAILS PROGRAM
<https://adeca.alabama.gov/Divisions/ced/Recreation/Pages/default.aspx>
The Recreational Trails Program (RTP) provides grant assistance for the acquisition of easements or fee simple title to property from a willing seller and/or the development of recreational trails and recreational trail related facilities.
- LAND AND WATER CONSERVATION FUND
<https://adeca.alabama.gov/Divisions/ced/Recreation/Pages/default.aspx>
The Land and Water Conservation Fund (LWCF) program provides grant assistance to public agencies for the acquisition and/or development of public outdoor recreation and recreational support facilities.
- SENIOR FARMERS MARKET NUTRITION PROGRAM
<https://www.westalabamaaging.org/alabama-farmers-market-program>
The Alabama Senior Farmers Market Nutrition Program (SFMNP) is to provide fresh, nutritious, locally-grown fresh fruits, vegetables and herbs from farmers markets and roadside stands to low-income seniors. Coupons are provided for individuals 60 years of age and older who are on a limited income, allowing them to purchase fresh produce at farmers markets.
- TOURISM DEPARTMENT COMMUNITY GRANT
<https://tourism.alabama.gov/app/uploads/2020-CG-Guidelines.pdf>
The Tourism Department Community Grant can be used for brochures, tourism websites, and advertisements.
- ALABAMA BROADBAND ACCESSIBILITY FUND
<https://adeca.alabama.gov/Divisions/energy/broadband/Pages/default.aspx>
Alabama Broadband Accessibility Fund provides high-speed broadband services in unserved rural Alabama for economic development, education, health care, and emergency services.

Infrastructure

- COMMUNITY INFRASTRUCTURE FUND
<https://dra.gov/funding-programs-states-economic-development/investing-in-the-delta/>
The Community Infrastructure Fund (CIF) targets physical infrastructure projects that help build safer, more resilient communities in the Delta region. CIF investments can be used for projects that address flood control, basic public infrastructure development, and transportation infrastructure improvements. The CIF application and notification cycles coincide directly with the SEDAP timeline.
- TRANSPORTATION ALTERNATIVE PROGRAM
<https://www.rpcgb.org/transportation-alternatives-program-tap>
The Transportation Alternatives Program (TAP) provides funding for programs and projects defined as transportation alternatives.
 - Construction, planning, and design of infrastructure-related projects and systems that will provide safe routes for non-drivers, including children, senior adults, and individuals with disabilities.
 - Construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other nonmotorized forms of transportation. These can include sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting, safety-related infrastructure.
 - Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other nonmotorized transportation users.
 - Construction of turnouts, overlooks, and viewing areas.
 - Community improvement activities, which include: The inventory/control/removal of outdoor advertising. Historic preservation and rehabilitation of historic transportation facilities. Vegetation management practices in transportation rights-of-way to improve safety, prevent against invasive species, and provide erosion control. Archaeological activities relating to impacts from implementation of a transportation project.
 - Environmental mitigation activities, which include: Storm water management, control, and water pollution prevention or abatement related to highway construction or due to highway runoff. Reduce vehicle-caused wildlife mortality or to restore and maintain connectivity among terrestrial or aquatic habitats.

Economic Development

- ECONOMIC DEVELOPMENT FUND-COMMUNITY DEVELOPMENT BLOCK GRANT
<https://adeca.alabama.gov/Divisions/ced/cdp/Pages/CDBG.aspx>
Economic Development Fund typical activities: water, sewer, or road improvements; rail spurs, docks, etc.
- REVOLVING LOAN FUND PROGRAM
<http://www.atrcregion6.com/development/>
The Revolving Loan Fund Program (RLF) is a locally controlled source of capital used to finance start-up and expanding businesses whose projects will create and retain permanent jobs and leverage private sector investments. As borrowers repay their RLF loans, the principal and interest payments are returned to the fund for lending to other businesses to create more jobs and investment opportunities.
- SMALL BUSINESS CREDIT INITIATIVE
<https://adeca.alabama.gov/Divisions/ced/cdp/Pages/SSBCL.aspx>
The Small Business Credit Initiative was created to help increase credit availability for small businesses. Through this initiative lenders can make term loans or provide lines of credit to new or existing small businesses in this difficult credit environment.
- MINORITY BUSINESS PROGRAM
<https://adeca.alabama.gov/Divisions/ced/cdp/Pages/OMBE.aspx>
The Minority Business Program is a certification program to identify small, minority-owned and women-owned businesses capable of providing goods and/or services to both government and private sectors. The Program promotes small business development and advocate on their behalf.
- STATES' ECONOMIC DEVELOPMENT ASSISTANCE PROGRAM
<https://dra.gov/funding-programs-states-economic-development/states-economic-development-assistance-program/>
The States' Economic Development Assistance Program (SEDAP) provides direct investment into community-based and regional projects that address workforce development, infrastructure, and community improvements.

- OPPORTUNITY ZONES PROGRAM
<https://adeca.alabama.gov/Divisions/OpportunityZones/Pages/Opportunity-Zones.aspx>
Opportunity Zones provides a federal tax incentive for investors to use their unrealized capital gains into opportunity funds dedicated for investing in the designated Opportunity Zones.

Workforce Development

- YOUTH WORKFORCE DEVELOPMENT SERVICES
<http://westalabamaworks.com/>
The Youth Workforce Development Services grant provides standalone occupational skills training programs for adults and dislocated workers.

Early Education

- FIRST CLASS PRE-K CLASSROOM GRANT
<https://children.alabama.gov/firstclass/prekgrants/>
The First Class Pre-K Program is Alabama's state funded voluntary program for 4 year old. Funding for First Class Pre-K provides access for more children to attend high quality pre-K and (2) enhance quality of existing classrooms.

Education

- INNOVATION ZONE GRANT
<https://www.alsde.edu/Pages/innovations.aspx>
Innovation Zone Grants allow school systems greater flexibility in meeting the educational needs of a diverse student population, Improve educational performance through greater individual school autonomy and managerial flexibility with regard to programs and budgetary matters, Encourage innovation in education by providing local school systems and school administrators with greater control over decisions including, but not limited to, budgetary matters, staffing, personnel, scheduling, and educational programming, including curriculum and instruction.

Historic Preservation

- ALABAMA HISTORIC REHABILITATION TAX CREDIT PROGRAM
<https://ahc.alabama.gov/alabamarehabetaxcredits.aspx>
The 2017 Alabama Historic Rehabilitation Tax Credit is a 25% refundable tax credit available for private homeowners and owners of commercial properties who substantially rehabilitate historic properties that are listed in or eligible for the National Register of Historic Places and are 60 years old or older. The tax credit provides jobs, increases the tax base, and revitalizes existing buildings and infrastructure, while preserving and rehabilitating Alabama's historic properties.
- ARCHITECTURAL PROGRAMS
<https://ahc.alabama.gov/architecturalprograms.aspx>
Architectural surveys identify, document, and evaluate a community's physical historic resources. A survey is the basic step in creating a realistic preservation program, both at the state and local level. The survey is a practical planning tool. Knowing your historical assets is the first step in keeping them from disappearing.
- EASEMENT PROGRAM
<https://ahc.alabama.gov/easementprogram.aspx>
A historic preservation easement can be the most effective long-term protection for a landmark in private ownership. Owners of historic landmarks can donate a charitable easement to an agency or organization that is a qualified easement holder. If the property is listed on the National Register of Historic Places, the easement donor may realize a significant federal tax benefit.
- FEDERAL REHABILITATION TAX CREDIT
<https://ahc.alabama.gov/federaltaxcredits.aspx>
The Federal Historic Preservation Tax Incentives program includes a 20% income tax credit for the rehabilitation of historic, income-producing buildings.

Arts

- PRESENTING GRANTS
http://www.arts.state.al.us/grants/grant_organization.aspx
This category provides support for performing and literary events or visual arts exhibitions where an artist or group is contracted for the presentation. Presenting grants have specific guidelines related to each program. Please review guidelines and seek counsel from a program manager.
- PROJECT GRANTS
http://www.arts.state.al.us/grants/grant_organization.aspx
This category provides support for a wide range of activities including festivals, conferences, workshops, exhibitions and/or the creation and production of art as well as the development of touring activities. There are three types of project assistance – general project support, administrative project support and consolidated project support. Project assistance grants have specific guidelines related to each program. Please review guidelines and seek counsel from a program manager.
- CURRICULUM-BASED PROJECT GRANTS
http://www.arts.state.al.us/grants/grant_organization.aspx
This category provides support for specific projects that advance the goal of the arts as an essential component of PreK-12 curriculum. Project activities may include classes, workshops, consultants, guest artists, performances, exhibits, professional development and/or artist residencies. These grants are available through the Arts in Education Program. Interested schools and arts organizations should seek counsel from the Arts in Education Program Manager for details.
- AIE ENHANCEMENT GRANTS
http://www.arts.state.al.us/grants/grant_organization.aspx
This category provides support to schools and organizations engaging in arts exposure and arts enrichment activities such as performances, field trips, or professional development workshops. These grants are available through the Arts in Education Program. Interested schools and arts organizations should seek counsel from the Arts in Education Program Manager for details.
- OPERATING SUPPORT GRANTS
http://www.arts.state.al.us/grants/grant_organization.aspx
This category provides support and stability to large arts organizations with far-reaching cultural impact, year round operations and strong community service and educational outreach. Interested applicants are strongly encouraged to seek counsel from a program manager prior to submitting an application. The Council must approve an organization's eligibility for this category. Please note that a letter of intent to apply must be submitted one year in advance.
- PROGRAM DEVELOPMENT GRANTS
http://www.arts.state.al.us/grants/grant_organization.aspx
This category provides support to a limited number of small volunteer organizations seeking general operating support for staff and program development assistance.
- INTERNSHIPS
http://www.arts.state.al.us/grants/grant_organization.aspx
This category supports an arrangement between an individual artist and/or arts administrator and an arts organization where the intern receives supervised training in the arts.
- TECHNICAL ASSISTANCE GRANTS
http://www.arts.state.al.us/grants/grant_organization.aspx
Technical Assistance grants often serve to meet emergency needs or allow organizations and schools to take advantage of a unique opportunity. Requests to this category must be approved by a Program Manager before submission.
- ART AND CULTURAL FACILITIES PROGRAM
http://www.arts.state.al.us/grants/grant_organization.aspx
This program area supports planning, design and/or construction costs related to a new facility, renovation of an older facility and/or major capital outlay improvements to an existing facility. Interested applicants are strongly encouraged to read the Art and Cultural Facilities Guidelines and seek counsel from a program manager prior to submitting an application to this program area. Schools are not eligible for Cultural Facilities grants.