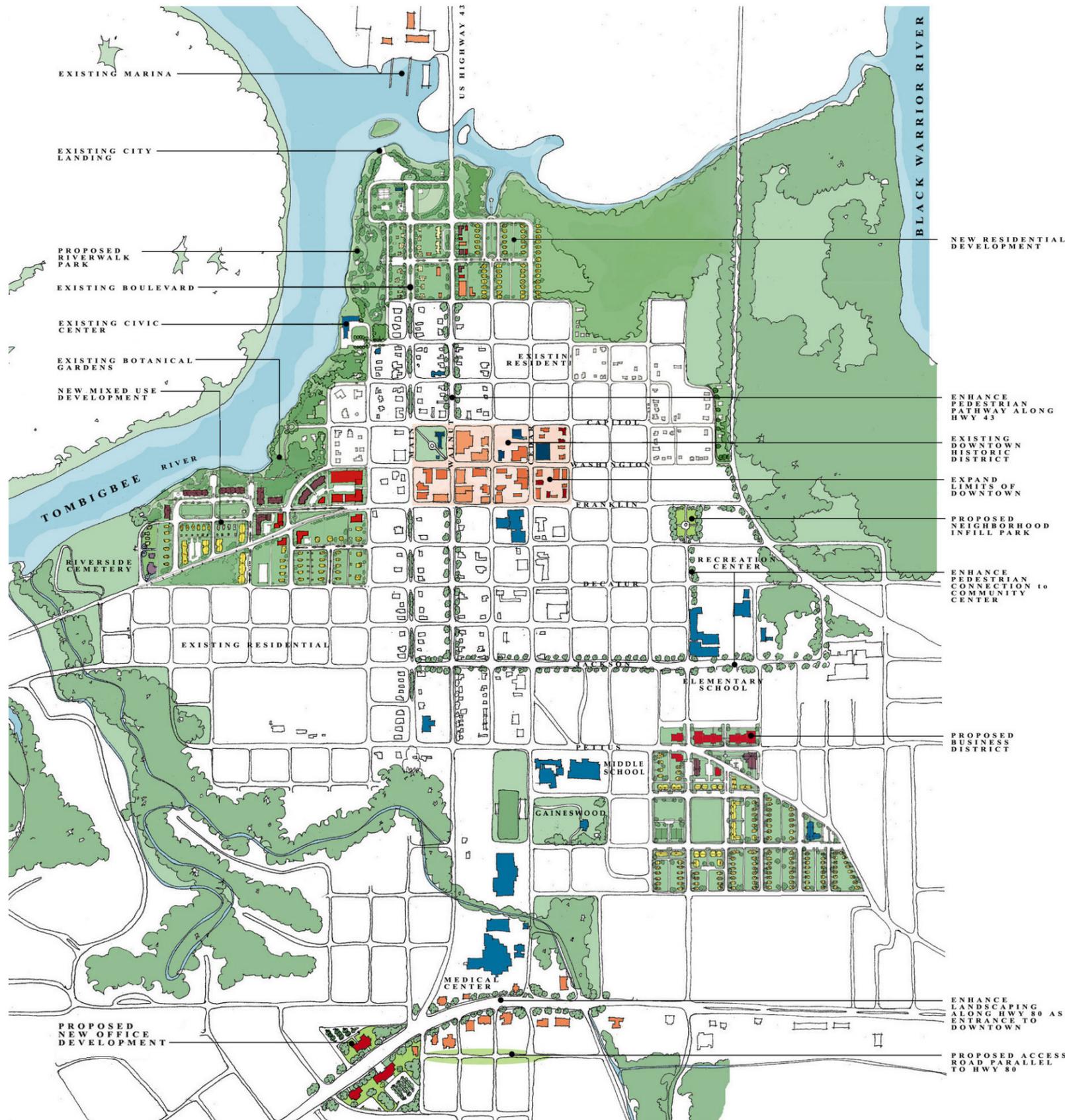
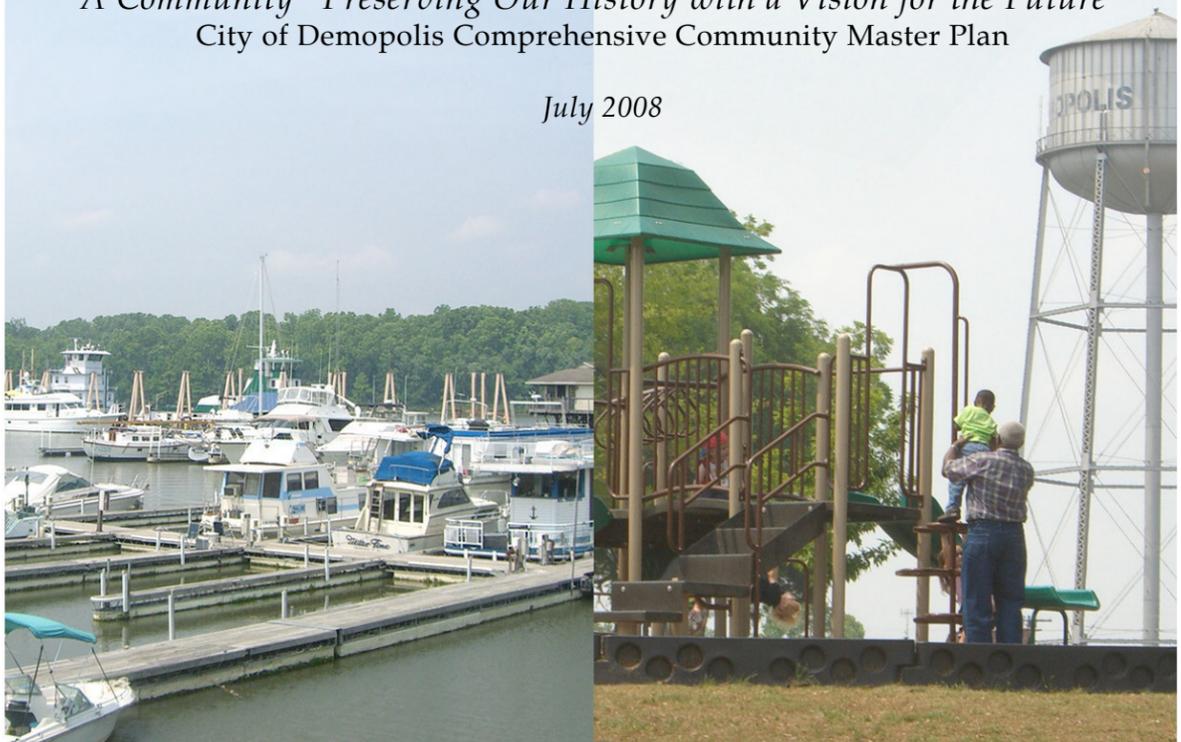




A Plan for Demopolis!

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

July 2008



A Plan for Demopolis

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

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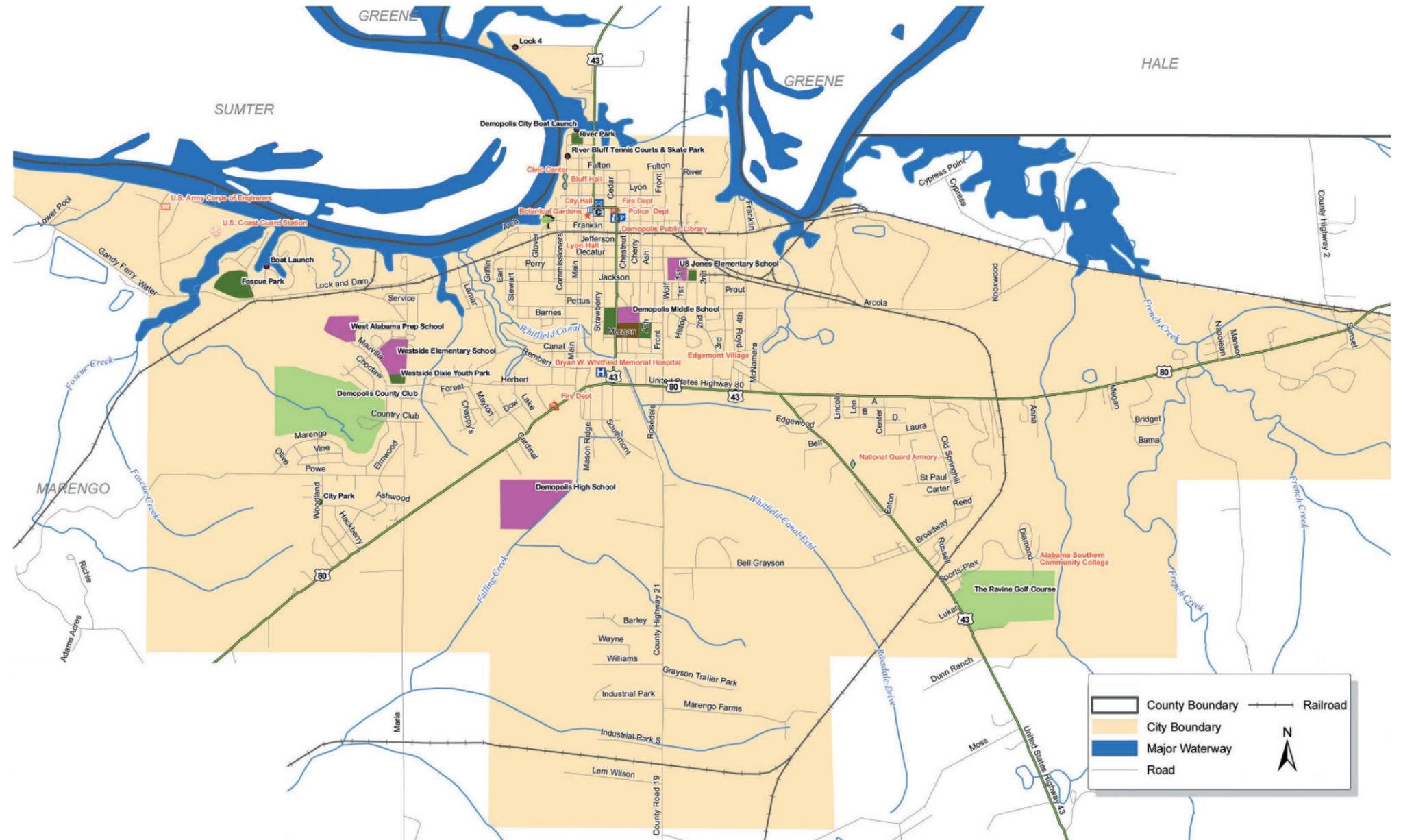
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Assets

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

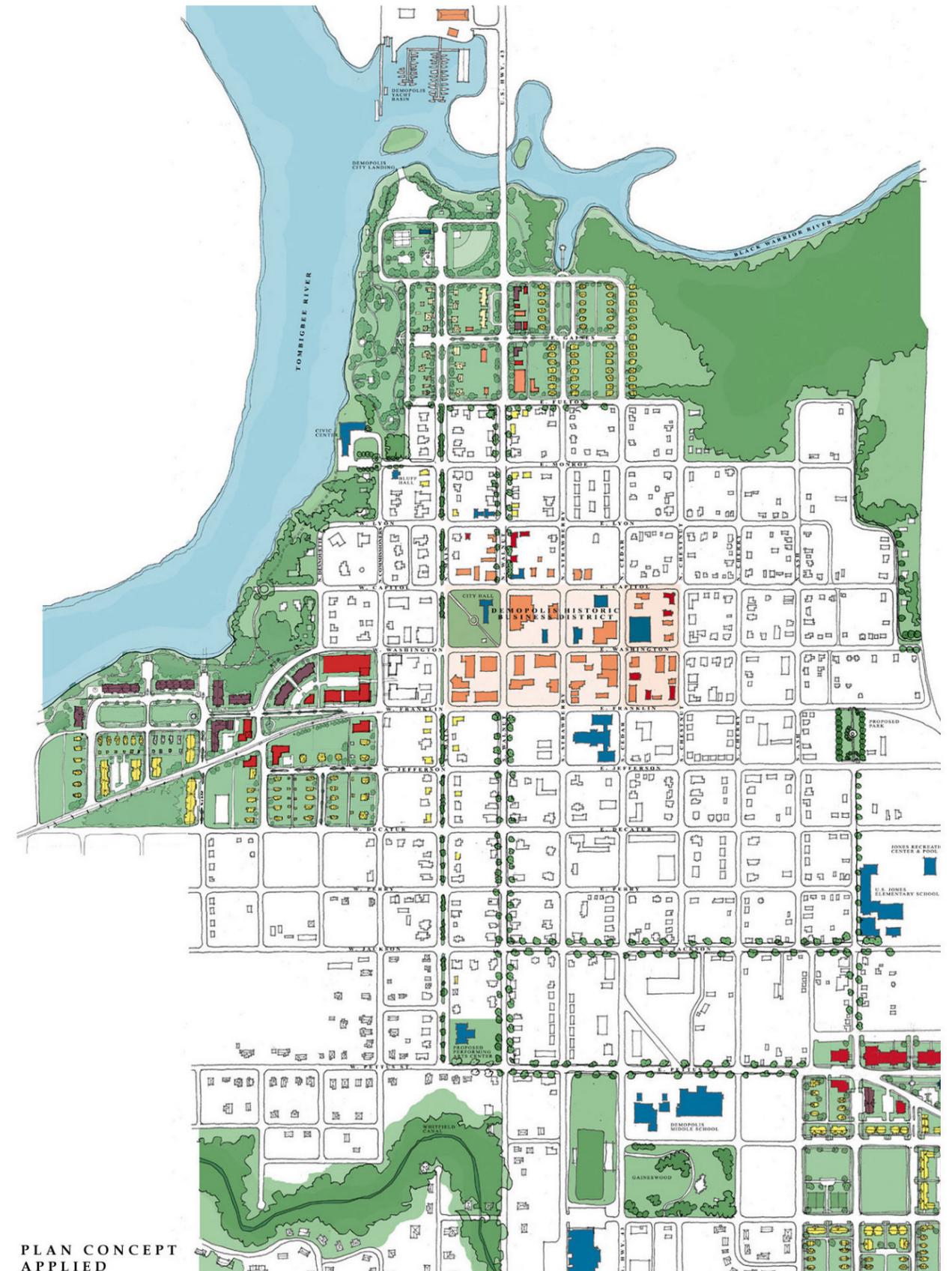
- A Revitalized Mixed Use “Downtown”
- An Attractive and Multipurpose Riverfront, including Recreation, Cultural, Commercial and Residential Development
- Health Care and Professional Center Gateway
- Walnut and Cedar Corridor Gateway Into Downtown and the Riverfront
- Historic, Revitalized and New Walkable 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

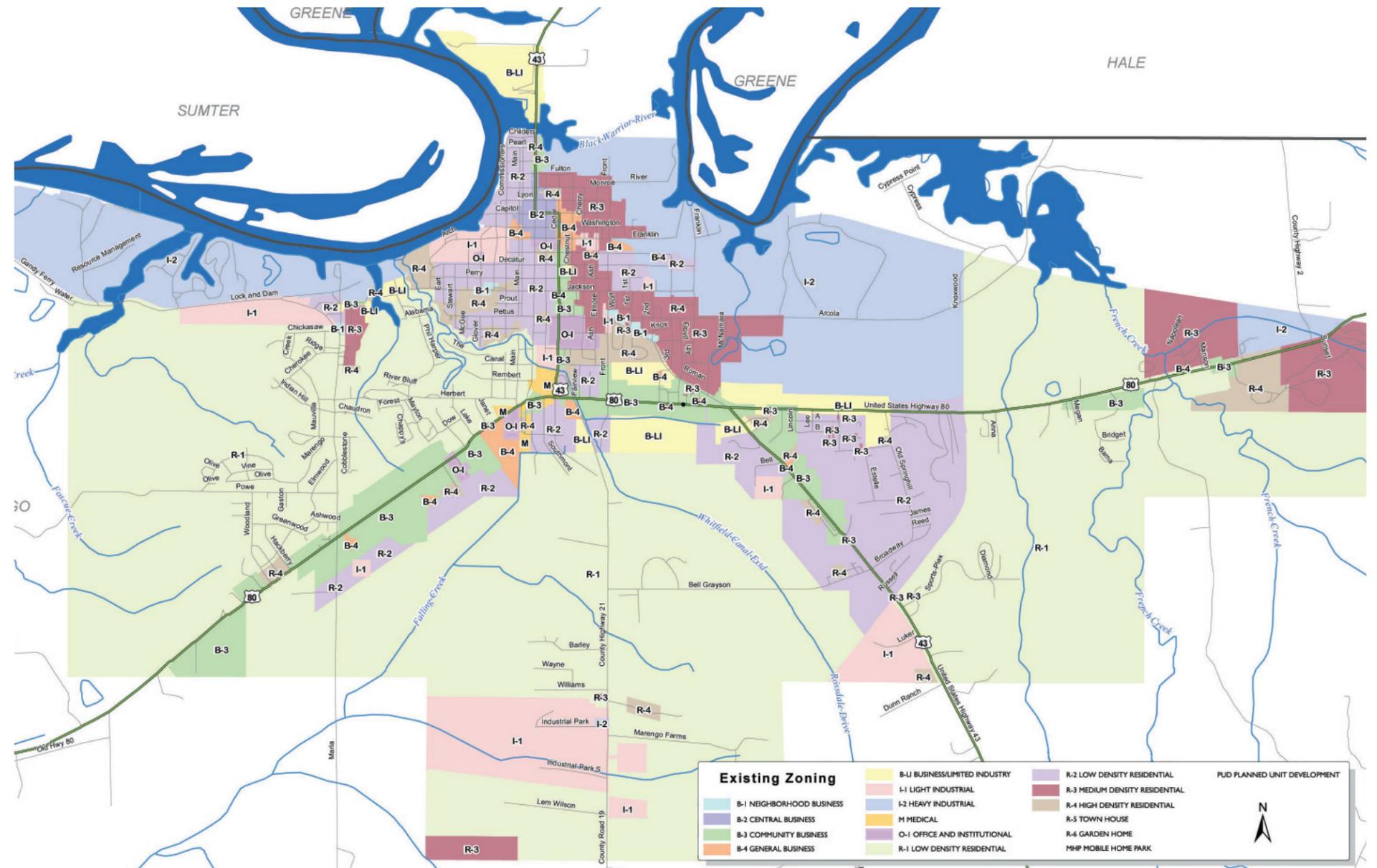
1. Adopt a future land use plan that includes:
 - Compact downtown and adjacent mixed use neighborhoods
 - High quality corridor from US 80 to downtown
 - Gateway medical center
 - Redevelopment of neighborhoods and underutilized properties adjacent to downtown and along the river
 - Reorganized commercial 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

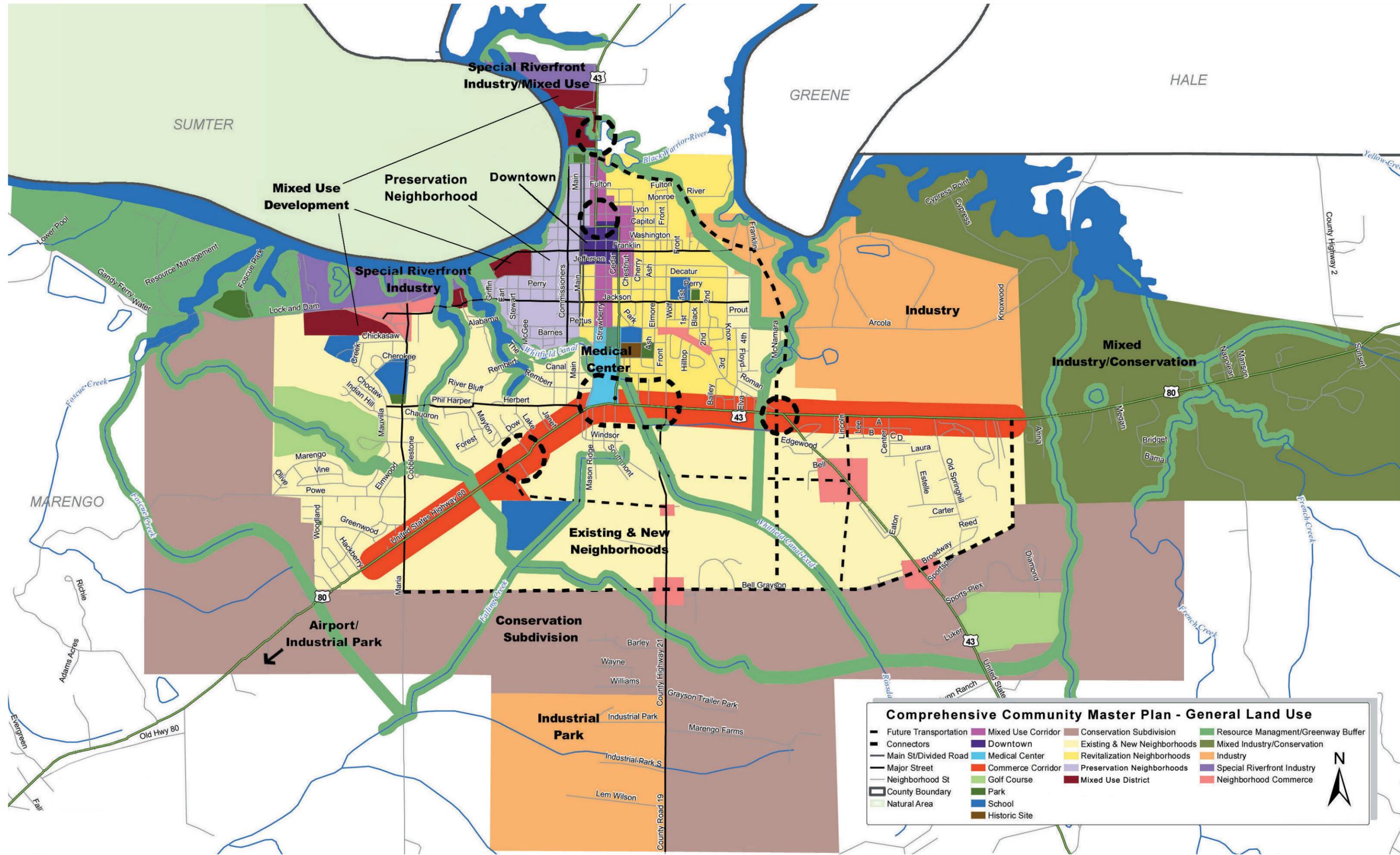
Existing Land Use and Zoning

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

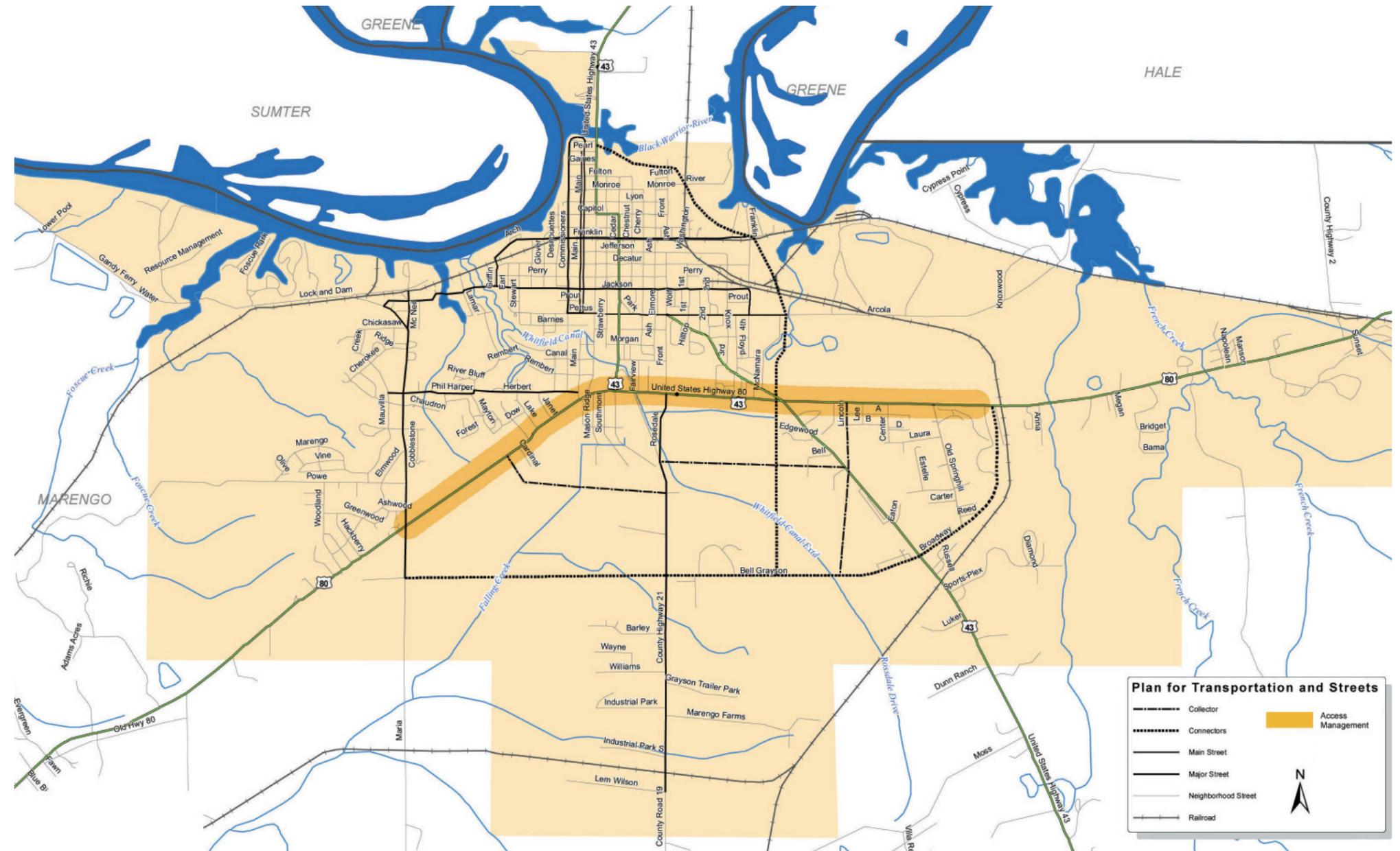
1. Upgrade water and sewer in older areas
2. Improve streets in all neighborhoods and business districts; include sidewalks
3. Improve storm drainage in neighborhoods and eliminate open ditches as part of street improvements, except as part of a greenway
4. Extend water and sewer in accordance with sustainable 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. Design and develop new municipal complex as public safety center and to support neighborhood and downtown revitalization districts
4. Establish adequate and appropriately located emergency shelters and notification for disaster preparedness.
5. Upgrade current City facilities complex consistent with upgrading and revitalization of adjoining neighborhoods, especially the public works facilities near the Theo Ratliff Activity Center



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 accomodate growth south of 80
3. Improve access to high school site and add sports stadium at high school site
4. Take advantage of Alabama Southern Community College/expand community college/and focus on workforce development
5. Consider outreach center of Community College and/or four year college in Downtown
6. Consider after-school training center for teens-expand Theo Ratliff Activity Center; include leadership and character education
7. Consider future use of West Alabama Prep building in plans for schools and education

Arts and Cultural Facilities

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

Recommendations

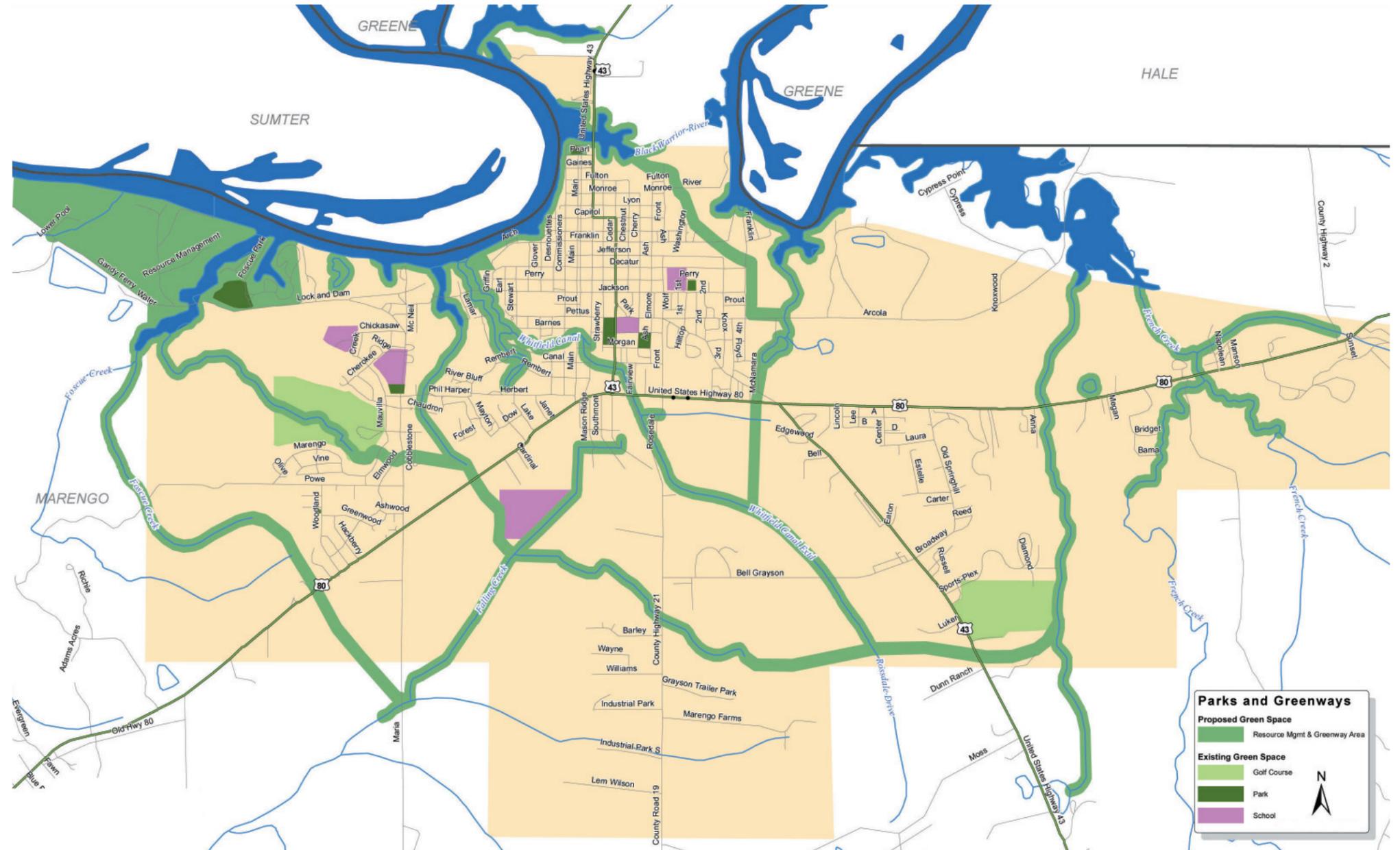
1. Establish first class performing arts center; renovation and expansion of current center with parking; work through an Arts Council; include auditorium and theater
2. Incorporate folk art and craft facilities in Downtown and historic districts

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



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

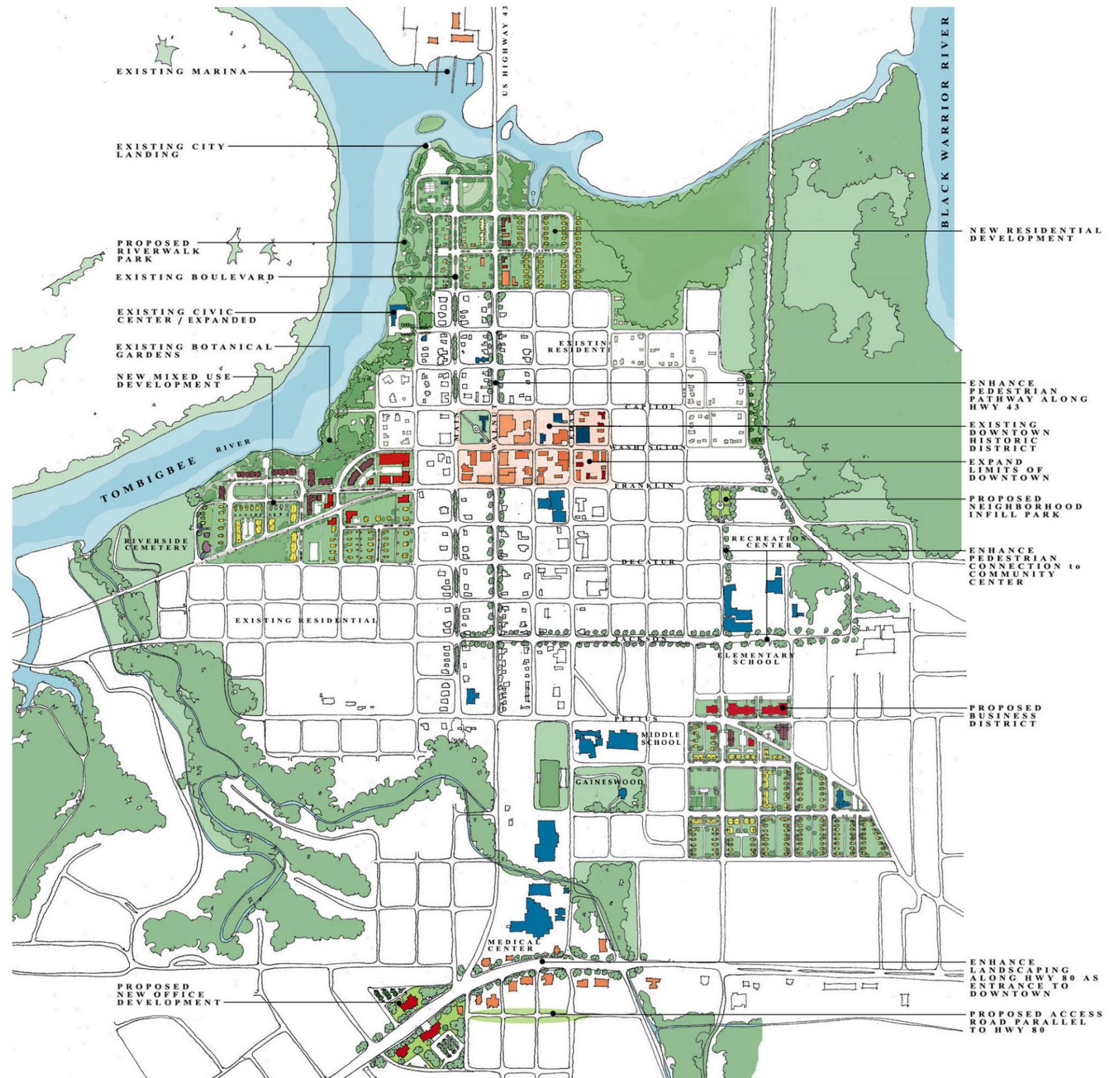
1. Complete Riverfront Park, including an amphitheater and improved Botanical Gardens
2. Develop existing Downtown Park to serve more events as an activity center; include improvements to adjacent Main Street
3. Consider extension of riverfront to a city wide trail system, connecting parks, historic 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 Foscue 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 through 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)

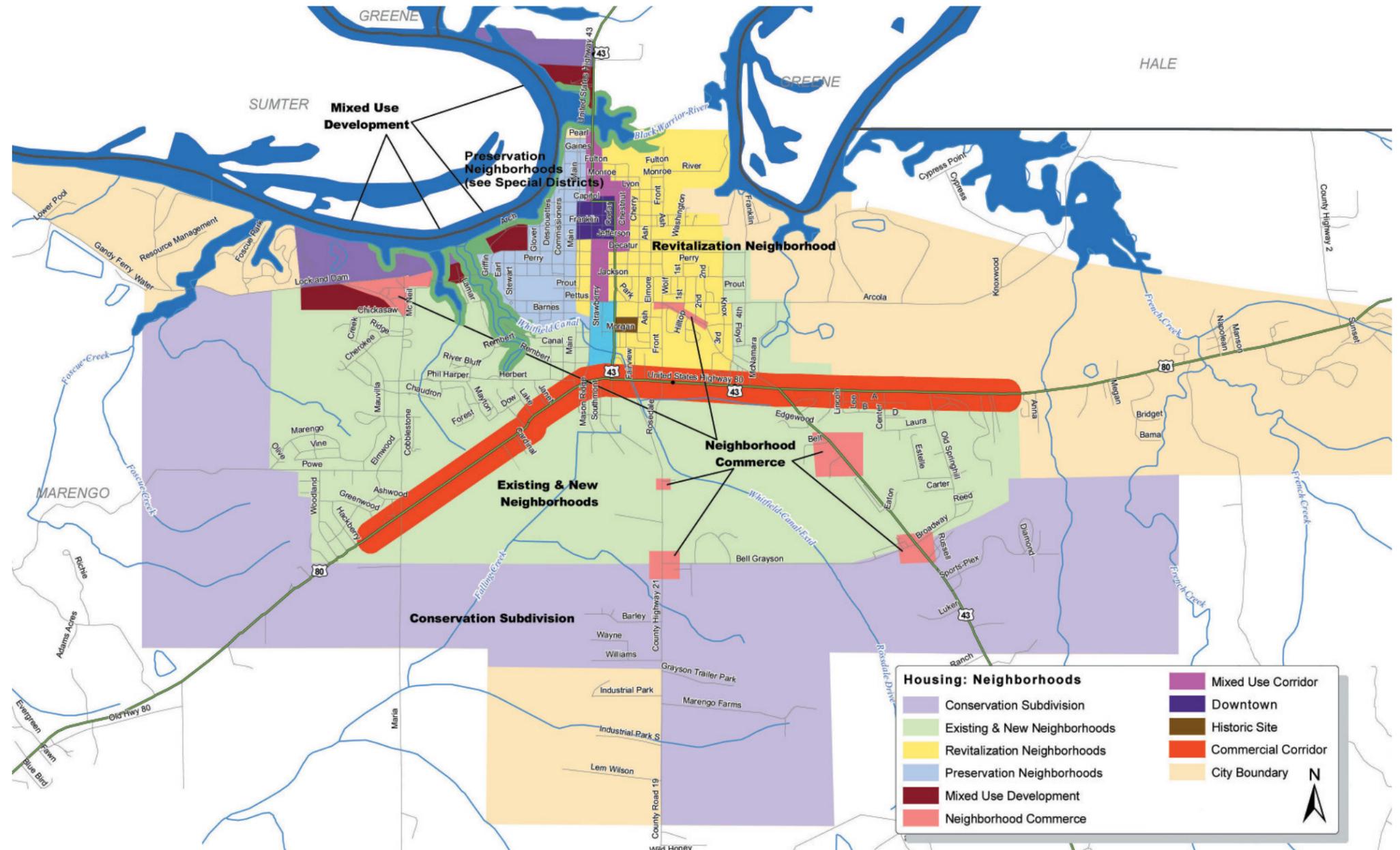
NOTE: preservation neighborhoods reflect a general description of the historic district that exists between downtown and the river. This area is not intended to reflect the exact boundaries of the designated historic districts, nor does this area reflect all of the neighborhoods that should include a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



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

Recommendations

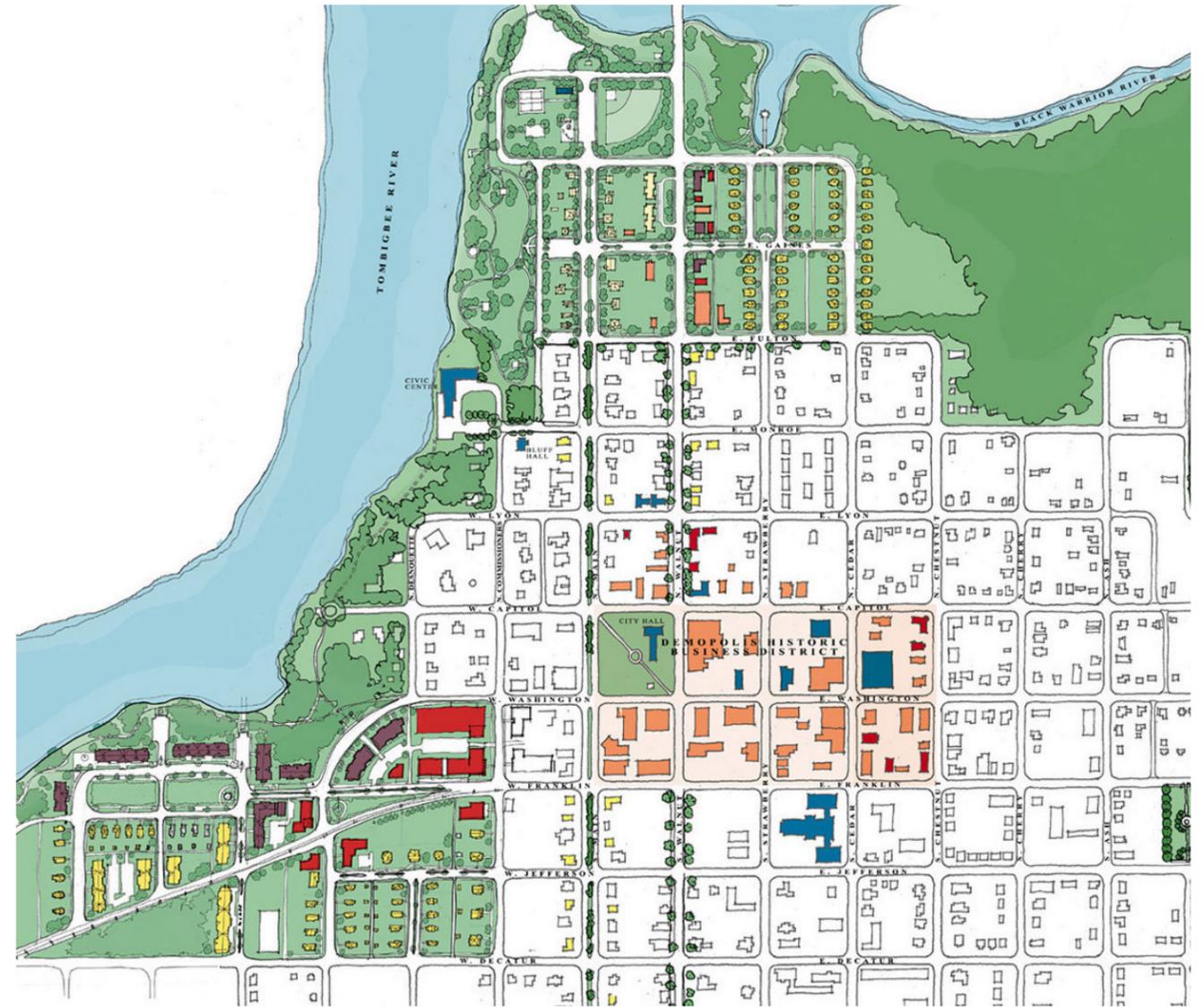
1. Facilitate the private/public development of special neighborhoods and districts as part of a comprehensive program consistent with Community Master Plan
2. Incorporate revitalization, preservation and new development as important economic and community development initiatives

Downtown

Promote Downtown and adjacent neighborhoods as vital mixed use districts

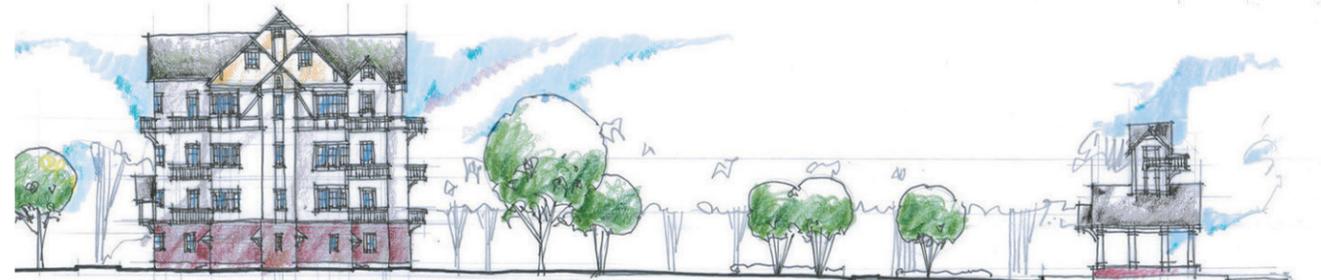
Recommendations

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.



ELEVATIONS OF SELECTED DOWNTOWN STREETS





PROPOSED RIVERFRONT MIXED USE DEVELOPMENT

TOMBIGBEE RIVER

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

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



PROPOSED RESIDENTIAL EXPANSION AND PARKS NORTH ENTRY

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

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

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



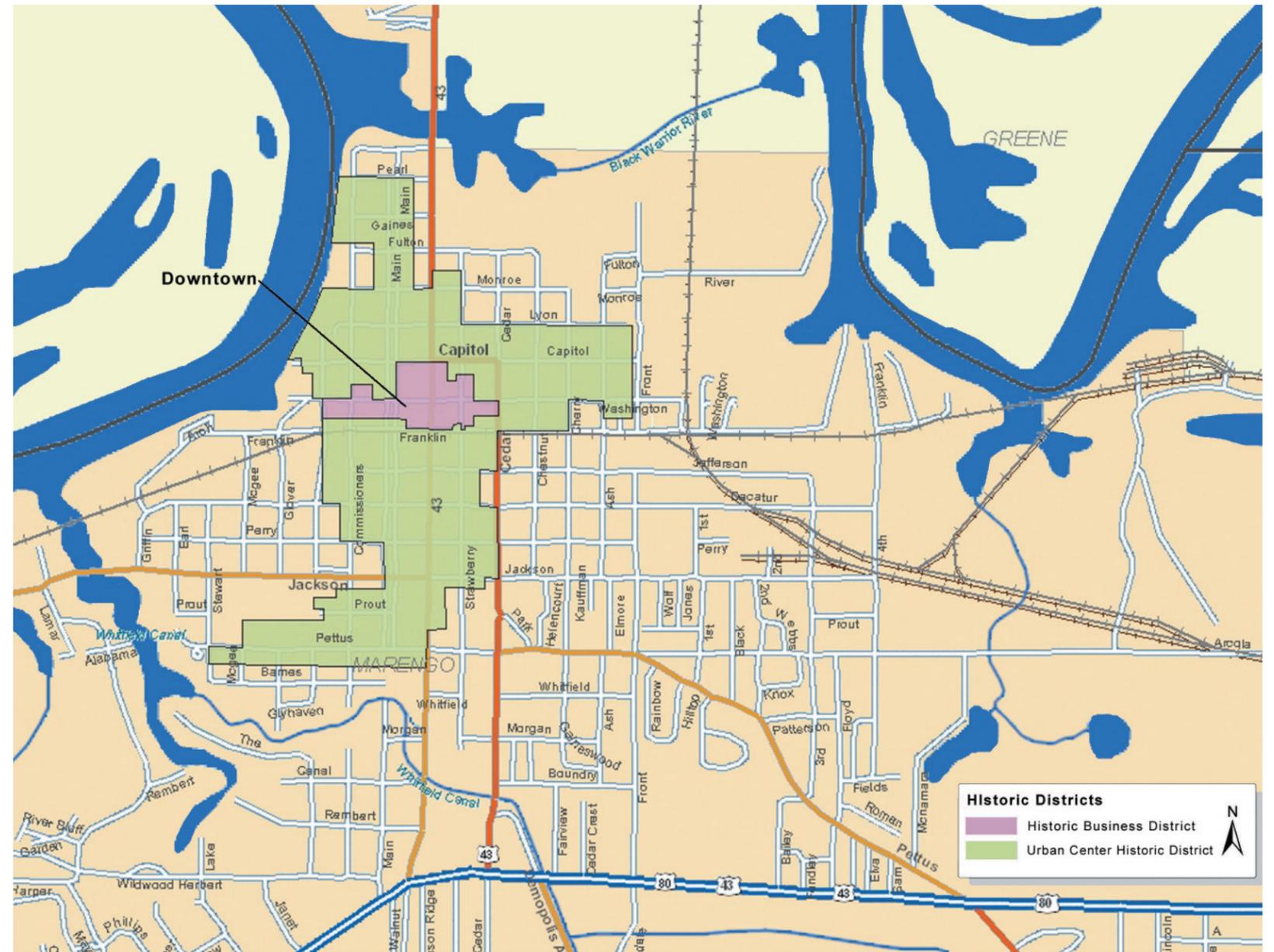
PROPOSED NEIGHBORHOOD BUSINESS DISTRICT MIXED USE AND RESIDENTIAL REDEVELOPMENT

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
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



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

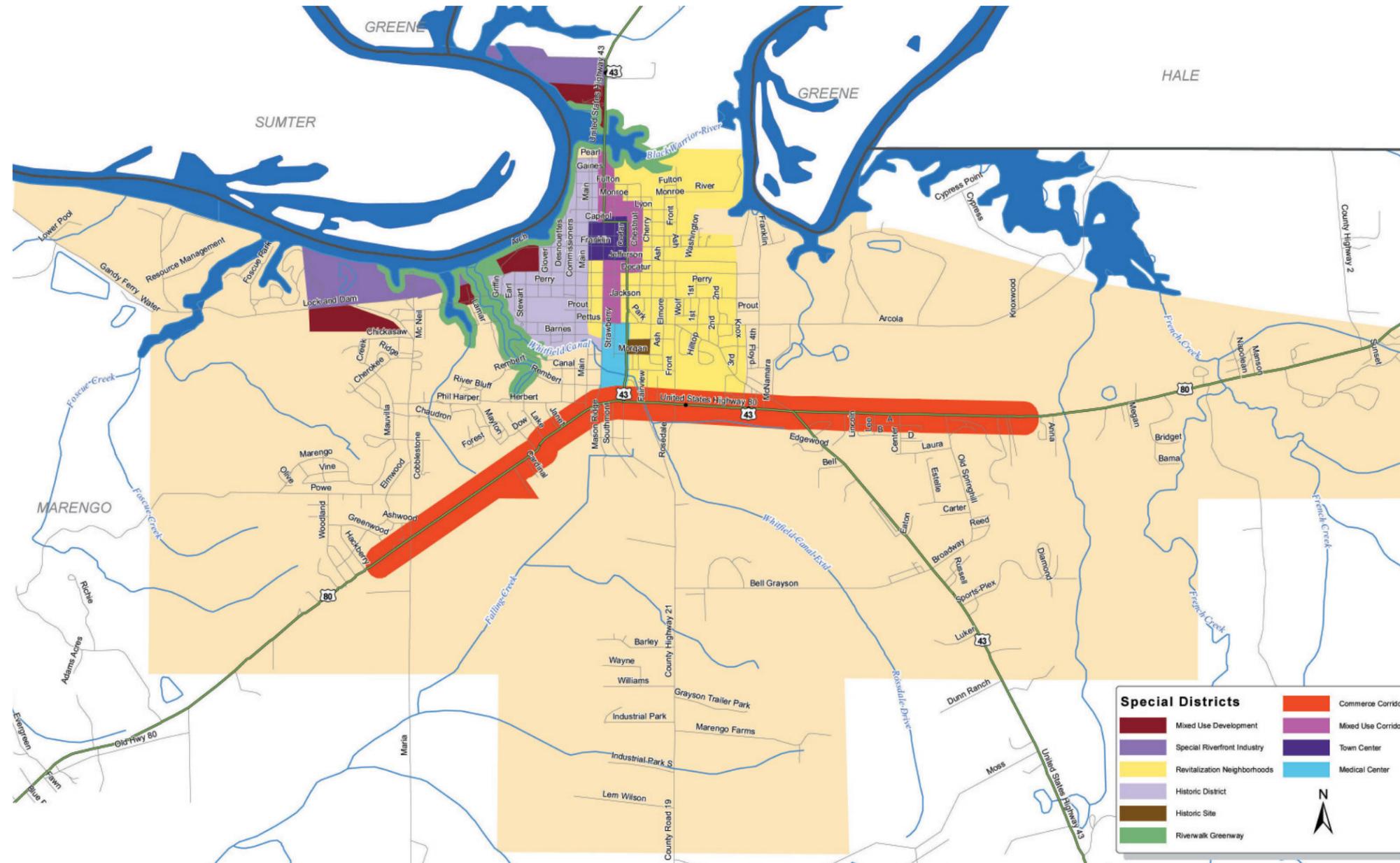
1. Promote the reorganization and upgraded retail and related development along 80
2. Implement access management plan and improvements for corridor development, including secondary entrances, service roads and streets parallel to 80
3. Establish gateways and improved signage control along US 80
4. Develop 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. Consider the potential for a “Wellness Center” facility in conjunction with the hospital
4. 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
- Alabama Southern 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

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
- More effective law enforcement
- 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/bowing 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