

City of Monroe LCI Five Year Update



*Revised and Updated by the City of Monroe
May 2017*



ACKNOWLEDGEMENTS:



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INTRODUCTION:

The Livable Centers Initiative (LCI) is a grant program offered by the Atlanta Regional Commission that encourages local jurisdictions to plan and implement strategies that link transportation improvements with land use development strategies to create sustainable, livable communities consistent with regional development policies. The primary goals of the program are to:

- Encourage a diversity of mixed-income residential neighborhoods, employment, shopping and recreation choices at the activity center, town center and corridor level
- Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area
- Develop an outreach process that promotes the involvement of all stakeholders

The City of Monroe LCI, conducted in 2007-08, was completed and adopted by the City in January 2008. The study area is centered along Broad Street from its intersection at US 78 south to 5th Street, including the entire Avondale Mill property. It extends several blocks east and west, including Alcovy Road on the southwest, and Glen Iris Drive on the northeast. The Study Area encompasses 797 acres and most of historic Monroe.



New Dog Park in Childers Park

The goals of the 2007-08 LCI were to develop a long-term vision for promoting growth within its downtown core, along Broad Street, and in nearby neighborhoods by promoting visual appeal, establishing a compatible mix of land uses, preserving local identity, ensuring multiple transportation options, reducing truck traffic, improving public safety, and supporting economic development.

Since completing the LCI study and the 5-year Update in 2013, the City has continued to make positive strides towards implementing the goals and objectives of the study. The City will begin construction in 2017 on the bicycle and pedestrian facility improvements project along North Broad Street using LCI implementation fund, along with using local funds to install pedestrian upgrades along West Spring Street within the LCI area. The City has dedicated resources to branding, marketing plans & materials, tourism development and a variety of economic development programs local businesses.

The City of Monroe has begun a broad strategy to improve neighborhood conditions through the Georgia Initiative for Community Housing (GICH). GICH is a three-year program of technical assistance related to housing and community development. The objective of the Initiative is to help communities create and launch a locally based plan to meet their housing needs. Through the GICH program Monroe is seeking revitalization of existing housing stock, programs to



GICH Team Logo

ownership.

EVALUATION & APPRAISAL:

The Evaluation & Appraisal section of this report provides a discussion of the LCI plan implementation progress since 2013, when the 5-year update was completed. It highlights completed action, new developments and infrastructure upgrades, as well as actions that have not been accomplished from the LCI action plan.

Overall Plan Success

Monroe continues to make progress in completing the suggested projects and implementing policies of the LCI Plan. The Downtown Development Authority has consistently used the LCI Plan as a guide for their downtown workplans, establishing a downtown Façade Grant program and helping obtain Downtown Development Revolving Loan Funds and a Redevelopment Grant through CDBG for historic property renovations. The Monroe GICH team references the land-use and housing suggestions from the LCI plan to shape their local housing goals such as encouraging increased home ownership, affordable housing for seniors, and rehabilitating substandard properties in town. They have also hosted three neighborhood wide clean up days with widespread citizen participation over the past year.



Food Truck Friday event at the Redeveloped Monroe Cotton Mills

In addition, the City has revised the zoning code of ordinances as suggested in the 2008 LCI Plan. The updated code was adopted in 2014 to reflect design regulations for the corridors within the LCI and the allowance of Planned Residential Developments on a minimum of 2-acres of land within the LCI study area. The City is also in the process of adopting an updated Short

Term Work Program (STWP) that will further support the goals and objectives of the LCI as well as improve the implementation of the overall plan.

Implementation Challenges

Prior to the 2013 update, the City of Monroe, like most other LCI communities, had experienced some difficulty in implementing the overall vision of the LCI due to the lack of funding. The City only received 60% of its 2007-2012 SPLOST funds. The overall state of the economy had slowed development, forcing communities to further delay future projects with some projects being paused altogether from the planning process. This has been most notable in the lack of progress on housing initiatives within the LCI study area. However, the city has seen an increase in building permits and new business openings since 2013. Through the GICH initiative, additional funding for housing rehabilitation has also been awarded in a CHIP grant. With this growth, we anticipate being able to establish a better pace of implementation over the next five years.

REPORT OF ACCOMPLISHMENTS:

As described above, since the 2013 LCI update the City of Monroe has completed several housing and economic development related projects with several projects in the planning phase as well. Additional sidewalks have been installed in the plan area as well. Most notably being the South Broad streetscape completed in 2015. A detailed report of accomplishments can be found in the appendix.



South Broad Street Pedestrian Improvements

CONCEPT PLAN REVISIONS:

There are no significant revisions to the overall LCI plan at this time. The only minor change is to consolidate the two areas along South Broad Street and Alcovy Street into one neighborhood node referred to as the “Mill District.” This mixed-use neighborhood center has seen significant redevelopment since 2013 with planned residential development rezoning, the addition of various commercial uses in the redeveloped Walton Mill, increased traffic at the Monroe Cotton Mills through community events and new businesses, and the redevelopment of the historic mill school building into a private neighborhood school for kindergarten through 8th grade. This revision to the plan will allow area specific strategies for housing, transportation, and economic growth in the three neighborhood nodes: North Corridor, Downtown Core, and Mill District.

UPDATED PRIORITIES:

In response to public input and in coordination with the City of Monroe Comprehensive Plan and GICH Team Housing Goals, the City of Monroe has adopted the following realignment of priorities for the overall LCI Study Area and each of the three neighborhood nodes:

LCI General Recommendations

- Encourage mixed-use development and housing on currently vacant or underutilized lots
- Remove Broad Street from state HWY network by supporting an alternate truck route
- Use historic building types to influence new construction design
- Increase Homeownership
- Add and enhance sidewalks connecting all development areas within LCI
- Add bike lanes and road-sharing signage and markings within LCI
- Upgrade Madison Avenue as an alternate North/South vehicular route to HWY 11
- Create area-specific strategies for economic development
- Screen and integrate parking into the building landscape
- Establish primary centers in the North Broad area, Downtown Core, and Mill District

North Corridor Recommendations

- Redevelop abandoned school sites into park space and living/commercial units
- Rehabilitate housing in the area to preserve single-family neighborhoods.
- 2 or 3 story mixed-use buildings along N. Broad Street
- Landscaping in front of utility warehouse and water treatment plant
- Install “Welcome” signage at the HWY 78 and HWY 11 corridor
- Potential park n ride at former school bus lot, could serve as GRTA commuter bus service

Downtown Core Recommendations

- Retrofit Midland Avenue as a pedestrian-focused thoroughfare connecting parking, trails, and greenspace
- Preserve historic buildings
- Create pocket parks
- Encourage alleyway pedestrian traffic
- Encourage new 2-4 story commercial, mixed-use buildings on underutilized, non-historic sites
- Encourage infill housing development
- Connect spaces through enhanced streetscapes and pathways
- Encourage commercial growth to extend East and West beyond Broad Street
- Protect existing adjacent neighborhoods
- Parking deck development with screening commercial buildings

Mill District Recommendations

- Rehabilitate mill housing and preserve neighborhood character
- Encourage new neighborhood development on vacant land connected to mills
- Develop a multi-use trail system along rail bed and creek
- Continue to support mixed-use redevelopment of the mill sites
- Create green space along creek next to Walton Mill
- Create pocket parks throughout
- Encourage a variety of housing types (townhomes, cottages, single-family, multi-family)
- Encourage mixed-income housing in developing neighborhoods
- Brand as antiques destination

Recommendations listed in order of popularity with citizens

UPDATED ACTION PLAN:

The Action Plan outlines the steps to be taken by the City of Monroe in order to continue implementing the goals and objectives of the LCI Plan in the years ahead. In addition to the Action Plan, the City has recently adopted a Short Term Work Program to be implemented thru the year 2022. The City also has plans to update the Sidewalk Master Plan to reflect to date installations as well as detailing the City's plans for continued implementation of the some of the LCI's plan for sidewalk implementation projects. An updated Implementation Plan with Updated 5-year Action Plan can be found in the appendix.

Continued Implementation of the Plan

To ensure implementation of the projects identified in the following tables and the policies of the 2007-08 LCI, continued diligence will be required on the part of the City's residents, businesses, and leaders. It is critical to the effectiveness of the LCI Plan that citizens, businesses, and community leaders are engaged in this process. Community interest is growing and familiarity of the LCI Plan has increased since 2013 through public meetings, DDA planning, and community cultural events where LCI progress has been showcased.

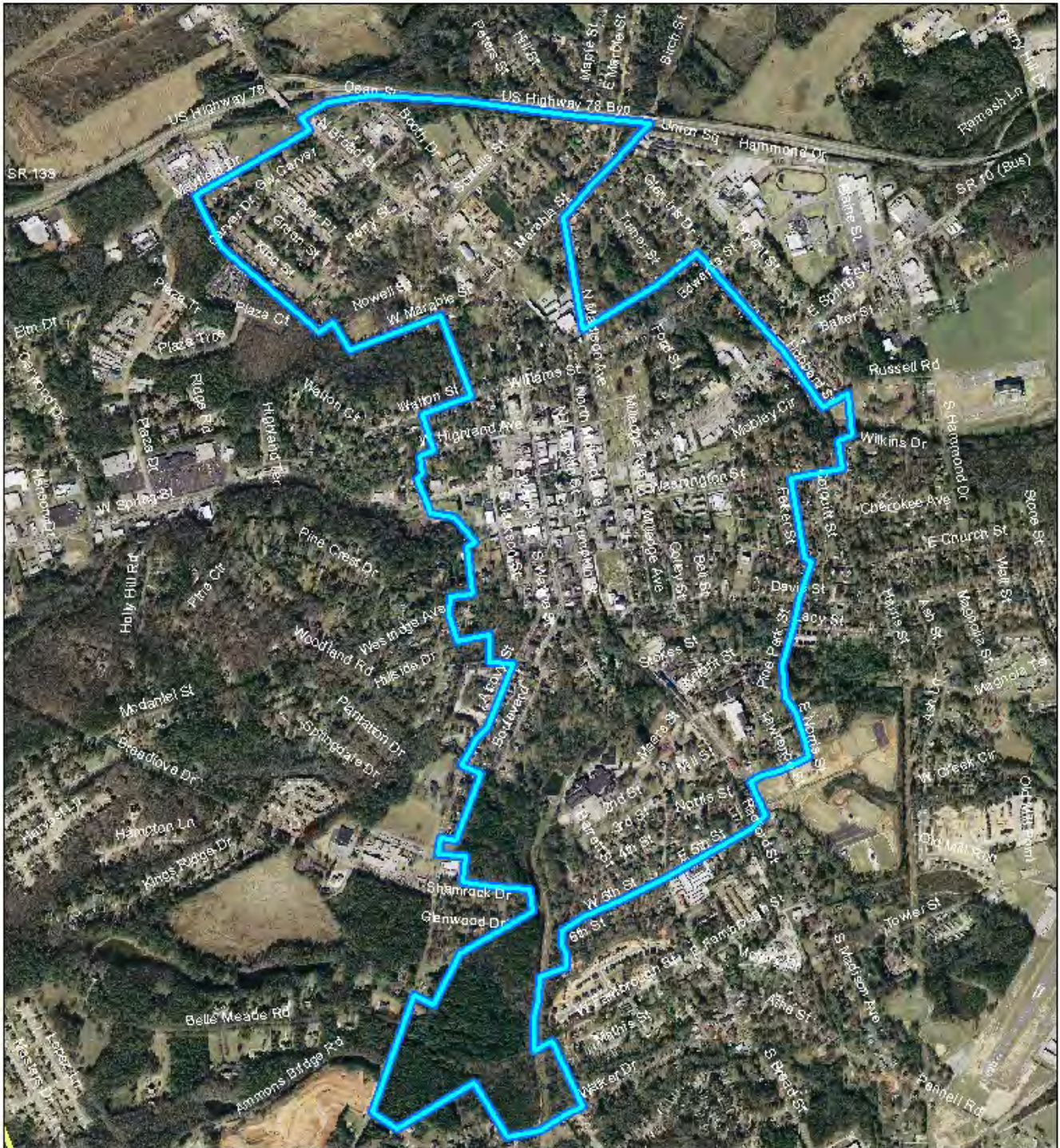
The City of Monroe will seek to focus more in the next five years on the improvement of neighborhood conditions and upgrading existing historic housing stock through expanded programs. The city will also support expanding housing options for persons and families below 60% AMI and developing new housing choices for seniors. The existing single-family housing stock is historic and can take advantage of programs and incentives to rehabilitate the structures. New programs to promote home ownership and rehabilitation efforts will be led the Downtown Development Authority through use of its redevelopment powers under state law as well as the local housing team established through GICH. The proximity of downtown businesses to the area neighborhoods is ideal to create a live/work district.

The City of Monroe must continue to stay engaged in review of potential funding options for transportation related projects. Although the City has successfully competed for LCI funding throughout the years, transportation projects may also be funded through a variety of other sources such as TIGER funds. It is critical that the City of Monroe continues to coordinate and work with NEGRC staff and ARC staff to ensure that projects requiring transportation funding are included in the future Regional Transportation Plans (RTP's) as well as identified in the County's Comprehensive Transportation Plan (CTP).

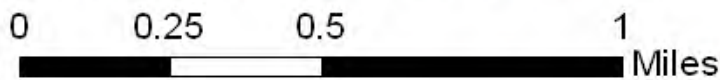


Downtown Core Streetscape

Appendix



Monroe Town Center



- Cities
- LCI Areas 2000-2008
-
- LCI_NAME**
- Monroe



Report of Monroe LCI Accomplishments

Transportation Initiatives

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Underway	Not Started	Not Relevant	
T-1	Pedestrian Facility - Broad Street (Davis St to 2nd St)	2010	2013	X	X			
T-2	Pedestrian Facility - N. Broad St, Marable St to US 78	2013	2017		X			PROJECT IS BEING FUNDED WITH LIVABLE CENTERS INITIATIVE FUNDS AND LOCAL FUNDS. GDOT PI # IS 0011641.
T-3	Pedestrian Facility - Route to Park (2nd Street to new park)				X			MASTER PLAN OF THE MILL DISTRICT AREA HAS BEEN PREPARED THAT INCLUDES THIS PEDESTRIAN FACILITY. CITY CURRENTLY DEVELOPING PLANS FOR TRAIL SYSTEM AND PUBLIC PARK SPACE.
T-4	Pedestrian Facility - Spring St	2017	2018		X			FUNDED THROUGH LOCAL SPLOST FUNDS. ENGINEERING COMPLETE.
T-5	Pedestrian Facility - Alcovy St (Ammons Bridge Rd to Sherwood Dr)					X		
T-6	Sidewalk Masterplan Implementation (53,387 ft)				X			
T-6a	SR 11, Church St to Davis St (646 ft)					X		
T-6b	Dean St (1,517 ft)				X			CITY HAS INSTALLED NEW CURB AND GUTTER AT THIS LOCATION.
T-6c	Morrow St (522)					X		
T-6d	N Midland Ave (732 ft)					X		
T-6e	Oak St (560 ft)					X		
T-6f	SR 11, Mayfield Dr to Sorrells St (1,593 ft)					X		
T-6g	Cook St (643 ft)					X		
T-6h	Bold Spring Ave (931 ft)					X		
T-6i	Midland Ave (248 ft)			X				CITY HAS INSTALLED NEW SIDEWALK BETWEEN SPRING STREET AND HIGHLAND AVENUE.
T-6j	2nd St (1,141 ft)					X		
T-6k	3rd St (810 ft)					X		
T-6l	4th St (923 ft)					X		
T-6m	Giles St (356 ft)					X		
T-6n	5th St (1,456 ft)					X		
T-6o	GW Carver Dr (1,672 ft)					X		
T-6p	Mears St, from SR 11 to Madison Ave (711 ft)				X			MASTER PLAN OF THE MILL DISTRICT AREA HAS BEEN PREPARED THAT INCLUDES THIS PEDESTRIAN FACILITY.
T-6q	Mayfield Dr (1,601 ft)					X		
T-6r	Mill St (1,467 ft)					X		
T-6s	Pine Knoll (354 ft)					X		
T-6t	Norris St, from SR 11 to Radford St (711 ft)					X		
T-6u	Nowell St (1,463)					X		
T-6v	Southview Dr (384 ft)					X		
T-6w	Felker St (1,826 ft)					X		
T-6x	W Marable St (1,462 ft)					X		
T-6y	W Washington St (600 ft)					X		
T-6z	Walker Dr (528 ft)				X			MASTER PLAN OF THE MILL DISTRICT AREA HAS BEEN PREPARED THAT INCLUDES THIS PEDESTRIAN FACILITY.
T-6aa	Hubbard St (1,014 ft)					X		
T-6bb	Ford St (1,101 ft)					X		
T-6cc	Milledge Ave (1,052 ft)					X		
T-6dd	N Wayne St (1,000 ft)					X		
T-6ee	S Wayne St (927 ft)					X		
T-6ff	Bell St (631 ft)					X		

**Report of Monroe LCI Accomplishments
(continued)**

T-6gg	Colley St (629 ft)					X		
T-6hh	S Lumpkin St (649 ft)			X				CITY HAS INSTALLED NEW SIDEWALK, CURB & GUTTER AND PEDESTRIAN LIGHTS BETWEEN SPRING STREET AND HIGHLAND AVENUE.
T-6ii	Duke St (516 ft)					X		
T-6jj	Knight St (590 ft)					X		
T-6kk	E 5th St (267 ft)					X		
T-6ll	Lawrence St (1,254 ft)					X		
T-6mm	Mears St, from Pine Park St to Lawrence St (300 ft)					X		
T-6nn	Norris St, from Pine Park St to S Madison Ave (594 ft)					X		
T-6oo	Unknown St, from 2nd to 4th (440 ft)					X		
T-6pp	Pine Park St (2,069 ft)					X		
T-6qq	Stokes St (1,286 ft)					X		
T-6rr	Unknown St, from 2nd to 4th (452 ft)					X		
T-6ss	Launius Ave (895 ft)					X		
T-6tt	Alley (218 ft)					X		
T-6uu	Barrett St (1,901 ft)					X		
T-6vv	Colquit St (304 ft)					X		
T-6ww	Day St (368 ft)					X		
T-6xx	E Washington St (1,220 ft)					X		
T-6yy	Green St (2,120 ft)					X		
T-6zz	High School Ave (632 ft)					X		
T-6aaa	King St (1,015 ft)					X		
T-6bbb	Mobley Cir (1,108 ft)					X		
T-6ccc	Nelson St (533 ft)					X		
T-6ddd	Northview St (344 ft)					X		
T-6eee	Public Alley (891 ft)				X			DESIGN RENDERINGS CREATED FOR PEDESTRIAN IMPROVEMENTS. RESEARCHING FUNDING FOR IMPLEMENTATION.
T-6ggg	Public Alley, from E Washington St to dead end (358 ft)					X		PLANTERS ADDED TO ALLEYWAY AND BUILDING REPAINTED TO MAKE MORE VISUALLY APPEALING
T-6hhh	Public Alley, from Walton St to Highland Ave (420 ft)					X		
T-7	Public alley upgrades (between Broad and Wayne in downtown core)				X			IN PROCESS OF RESTRICTING VEHICULAR TRAFFIC. PUBLIC ART MURAL BEING PAINTED ON CITY BUILDING ADJACENT TO ALLEY.
T-10	Madison Avenue Upgrade					X		
T-11	Truck Route				X			WORKING ON SR83 IN CONJUNCTION WITH COUNTY TO CREATE ALTERNATE TRUCK ROUTE.
T-12	Avondale Connector					X		
T-13	Study of Broad Street/Alcovy Street and Broad Street/Mears Street intersections					X		
T-20	Park-and-Ride Lot at US 78 and US 11 (115 Oak Street, old school central offices)					X		
T-21	Special Events Shuttle					X		
T-22	Broad Street Signal Timing					X		
T-23	Traffic Calming Devices					X		
T-24	Multi-Use Trails				X			DOWNTOWN FELLOWS DESIGN ASSISTANCE USED IN 2016 TO CREATE TRAIL SYSTEM RENDERINGS FOR MILL DISTRICT AND DOWNTOWN CORE.

Report of Monroe LCI Accomplishments (continued)

T-24a	Monroe Cotton Mills to Walton Mill					X		
T-24b	Railroad to reserver "rail with trail" (within Study Area only)				X			DOWNTOWN FELLOWS DESIGN ASSISTANCE USED IN 2016 TO CREATE TRAIL SYSTEM RENDERINGS FOR MILL DISTRICT AND DOWNTOWN CORE.
T-25	Downtown Directional Signage (also project O-3)	n/a	2008	X				The City DDA directed this project with city allocated funds.
T-26	Bicycle Racks	n/a	2015	X				ADDITIONAL BIKE RACKS ADDED IN DOWNTOWN CORE.
T-27	Replace Light Fixtures on Broad St	n/a	2014		X			Included in the City's Short Term Work Program 2012-2016.
T-28	Parking Deck (250 Spaces)					X		
T-29	Monroe Directional Signs on US 78, I-20	n/a	2011	X				Project directed through DDA for Downtown Area.
T-30	Share-the-road markings on Alcovy Street					X		
T-31	Share-the-road markings on Midland Street					X		

Other Local Initiatives

Project	Description	Study / Implementation on Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
O-1	Brand Identity & Marketing Plan	2010-2011	X				City contributed \$25,000 to "One Walton" branding.
O-2	Town Center Website	Ongoing	X				City contributed \$5,000 to develop Main Street Website "monroedowntown.com".
O-3	Wayfinding (also project T-25)	2008	X				The City DDA directed this project with city allocated funds.
O-4	Branded Marketing Materials/Additional Collateral	Ongoing	X				Included on the Main Street Website.
O-5	Market Available Properties	Ongoing	X				ECONOMIC DEVELOPMENT SPECIALIST ACTIVELY ASSISTS PRIVATE OWNERS IN MARKETING AVAILABLE PROPERTIES IN LCI STUDY AREA.
O-6	Create Branded Economic Development Package	Ongoing	X				MARKET AND POSITION MONROE AS THE ANTIQUE CAPITAL OF GEORGIA IN PARTNERSHIP WITH WALTON COUNTY CHAMBER OF COMMERCE. PUBLISHED A WEDDING AND SPECIAL EVENT MAGAZING PROMOTING EVENT SPACES AND VENDORS IN MONROE.
O-7	Promote Mixed-Use & Downtown Housing	Ongoing	X				INCLUDED IN CITY CODE OF ORDINANCES
O-8	Recruit Downtown Destination Uses	Ongoing		X			CITY SPONSORED EVENTS THROUGHOUT THE YEAR. WEEKLY FARMERS MARKET. ANTIQUES DESTINATION.
O-9	Create Partnership to Recruit Business/Development	Ongoing	X				Contributes \$30,000/year for economic development thru Electric Cities of Georgia and DDA partnership to promote retail and industrial development.
O-10	Create a Business Catalyst Program / Incubator				X		
O-11	Workforce Development & Training				X		
O-12	Incentive Programs for New Investment				X		
O-13	Aggressively market available development sites identified in the LCI Plan				X		
O-14	Tax Allocation District (TAD)				X		
O-15	Affordable Housing Initiatives	2017		X			SUPPORTING THE APPLICATION FOR LITHC FOR SENIOR HOUSING DEVELOPMENT IN PLAN AREA. CHIP GRANT AWARDED FOR REHABILITATION OF OWNER-OCCUPIED, LOW-INCOME HOUSING.

**Report of Monroe LCI Accomplishments
(continued)**

O-16	Town center Community Improvement District (CID)				X		
O-17	Participate in National Trust for Historic Preservation's Main Street Program	2010	X				Received MainStreet Designation in 2010.
O-32	Monroe Directional Signs on US 78, I-20	Ongoing		X			HISTORIC BROWN SIGNS ON HWY 78 POINTING TO DOWNTOWN MONROE.
O-18	Convert Old Elementary School into Community Center				X		
O-19	Issue RFPs to find a new use for Underutilized Schools					X	THESE ARE PRIVATELY OWNED. ACTIVELY WORKING WITH PROPERTY OWNERS FOR REDEVELOPMENT OR SALE.
O-20	Public Pool near Existing Library					X	
O-21	Install Landscaping Buffer in front of Monroe Utility Warehouse Area	2017		X			Will be implemented during construction of T-2.
O-22	Create Park West of Library around Existing Substation	2017	X				"Childers Park" created thru public/private partnership with Friends of Walton County. ADDED A DOG PARK IN 2015. COMMUNITY GARDENS BEING ADDED IN 2017.
O-23	Create Greenway along Creek in Walton Mill Area			X			PROPERTY HAS BEEN REZONED AND ENGINEERED FOR INFILL NEIGHBORHOOD DEVELOPMENT INCLUDING THIS GREENWAY.
O-24	Pocket Park at Church and Madison Streets					X	
O-26	Northern Gateway Redevelopment	2017-2018		X			City received LCI implementation funds to improve the northern gateway to the City. See T-2 above.
O-27	Downtown Redevelopment			X			
O-28	Walton Mill and Monroe Cotton Mills Redevelopment	2010 - present		X			Private investor renovating Walton Mill and Monroe Cotton Mills with mixed-use development. City offered full support of project.
O-29	Conversion of East Washington Street public housing to owner-occupied units					X	
O-30	Update of local comprehensive plan with LCI recommendations	2017		X			Included in City's Short Term Work Program.
O-31	Zoning code amendments	2014	X				CITY ADOPTED REWRITTEN CODES IN 2014.

FIVE YEAR IMPLEMENTATION PLAN

TRANSPORTATION INITIATIVES

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source & Match Amount
Develop a local complete streets and trails plan with a pronounced focus on reducing automobile vehicle-miles traveled.	Bicycle & Pedestrian	2018-2020	Varies by project type	n/a	n/a	Ongoing	Varies by project type	\$50,000	City	Local	City \$0
N. Broad St (Marable St to US 78) - Construct Bicycle & Pedestrian Facility including new 10' wide sidewalk (both sides of street), bicycle lanes, curb & gutter, pedestrian level lighting, street trees and improved ADA access.	Bicycle & Pedestrian	2013	\$280,000	2016	\$20,000	2017	\$1,800,000	\$2,080,000	City	LCI	SPLOST \$420,000
Develop an informal plan to improve local impact on decisions regarding state and federal highways	Roadway Operations	2018-2020	n/a	n/a	n/a	Ongoing	n/a	Minimal	City, ARC, GDOT	City, ARC, GDOT	City \$0
Spring St sidewalk project	Pedestrian	2017	\$200,000	2017	\$20,000	2018	\$1,780,000	\$2,000,000	City	SPLOST	SPLOST \$2,000,000
Replace Light Fixtures on Broad St	Roadway Operations	2017	\$0	n/a	n/a	2017	\$12,000	\$12,000	DDA, City	DDA, USDA	City, DDA \$12,000
SR 83 truck connector (partner with GDOT and Walton County)	Roadway Operations	2018-2020	TBD	n/a	n/a	2020	TBD	TBD	County, City	Local, GDOT	City \$400,000
Implement sidewalk master plan	Roadway Operations	2017-2020	Varies by project type	n/a	n/a	Ongoing	Varies by project type	\$5,900,000	City	Local, CDBG	SPLOST Varies by project type

HOUSING INITIATIVES

Description / Action	Cost	Year	Responsible Party	Funding Source
Inventory housing stock and develop plan to eradicate blight	Staff Hours	2017-2020	Local	City partnership, Local
Affordable housing initiatives	\$15,000	2017-2020	Local	LIHTC, CHIP, Local
Promote Mixed-Use and downtown housing	TBD	ongoing	Local, Private	DDA, Private

OTHER LOCAL INITIATIVES

Description / Action	Cost	Year	Responsible Party	Funding Source
Upgrade and revitalize downtown buildings, landscape, and parking	Varies by project type	2017-2020	Local	GA DCA DD RLF, CDBG Redevelopment Grant, Local, Private, Main Street
Aggressively market available development sites identified in the LCI Plan	Staff Hours	2017-2020	Local, Private	Local, Private
Incentive programs for new investment	\$40,000 / yr	2017-2018	Local, DDA, Banks, Private	Local, Private
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties	Varies by project type	2017	Local	Local, GA DNR, Other
Create greenway along creek in Walton Mill area	\$2 million - \$5 million	2017-2020	Private	Private
Install landscaping buffer in front of City of Monroe Utilities warehouse area	TBD	2017	Local	LCI Implementation Funds for PI 0011641
5th and 6th St water, stormwater, curb, and gutter infrastructure	\$500,000.00	2017-2018	Local	State, Local, CDBG
Work with local merchants to promote "buy local" program	\$10,000	2017-2018	DDA	City funding
Create welcome signage at HWY 78 and HWY 11 intersection	TBD	2019	DDA, Private owner	DDA, City
Develop branding and marketing plan to promote city, especially its recreational resources	\$10,000	2017-2019	Economic Development, DDA	Local
Develop incentive programs for investment in new development	Varies by project type	2017-2020	Economic Development, DDA, Utilities, Finance	Local

North Corridor



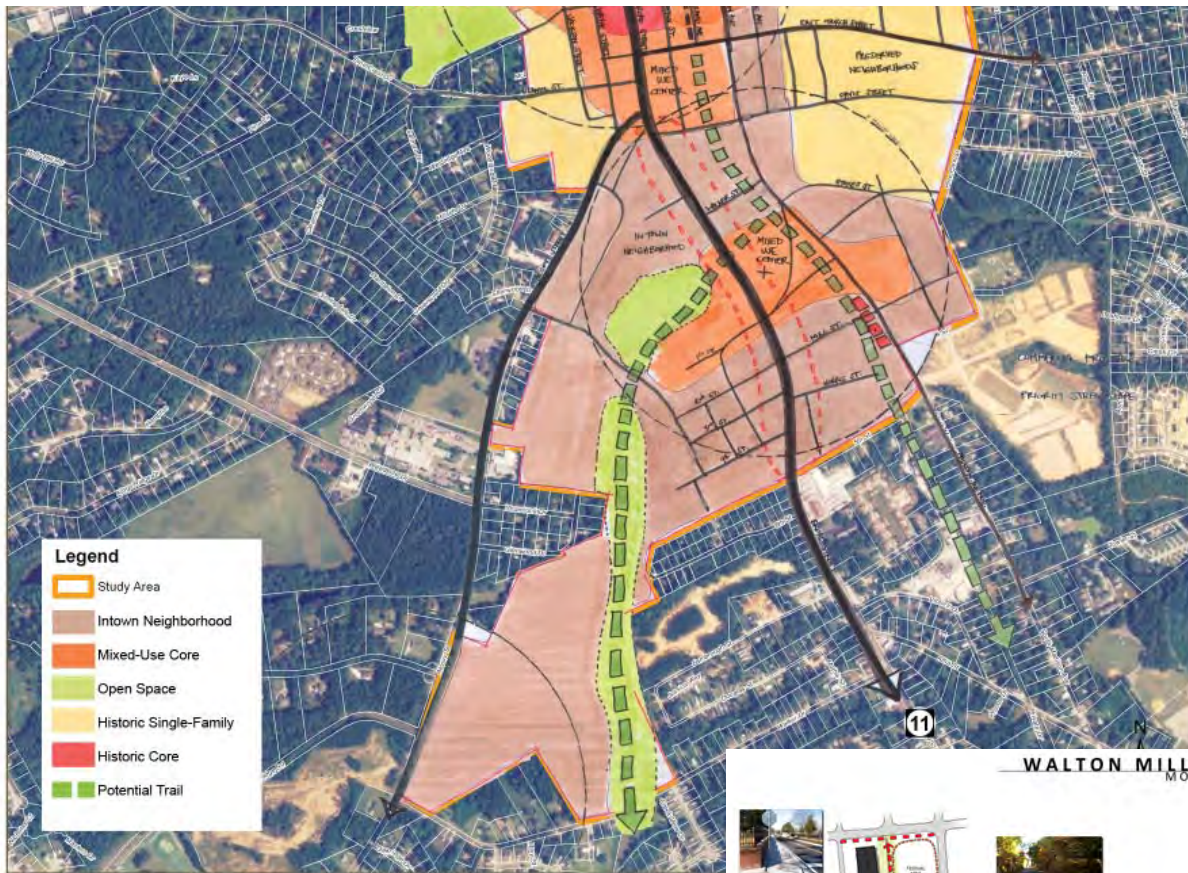
Downtown Core



TOWN CENTER LCI

The City of Monroe, Georgia

Mill District



WALTON MILL DISTRICT
MONROE, GEORGIA



PDD Submittal
March 2014