



North Monroe Business Vitality & Livability Corridor Project

Centers & Corridors

North Monroe is Identified as a "Center & Corridor" in the City's Comprehensive Plan. Centers & Corridors are designed for living, working, and playing. While Monroe is a traffic corridor, it is also centrally located within the Emerson/Garfield neighborhood. Residents living in the neighborhood need to have safe connections through the corridor. Transit users, drivers, and business owners all will benefit from a vibrant district that facilitates their needs. Again, a balance needs to be struck between transportation (cars, buses), safety, livability, and business vitality.

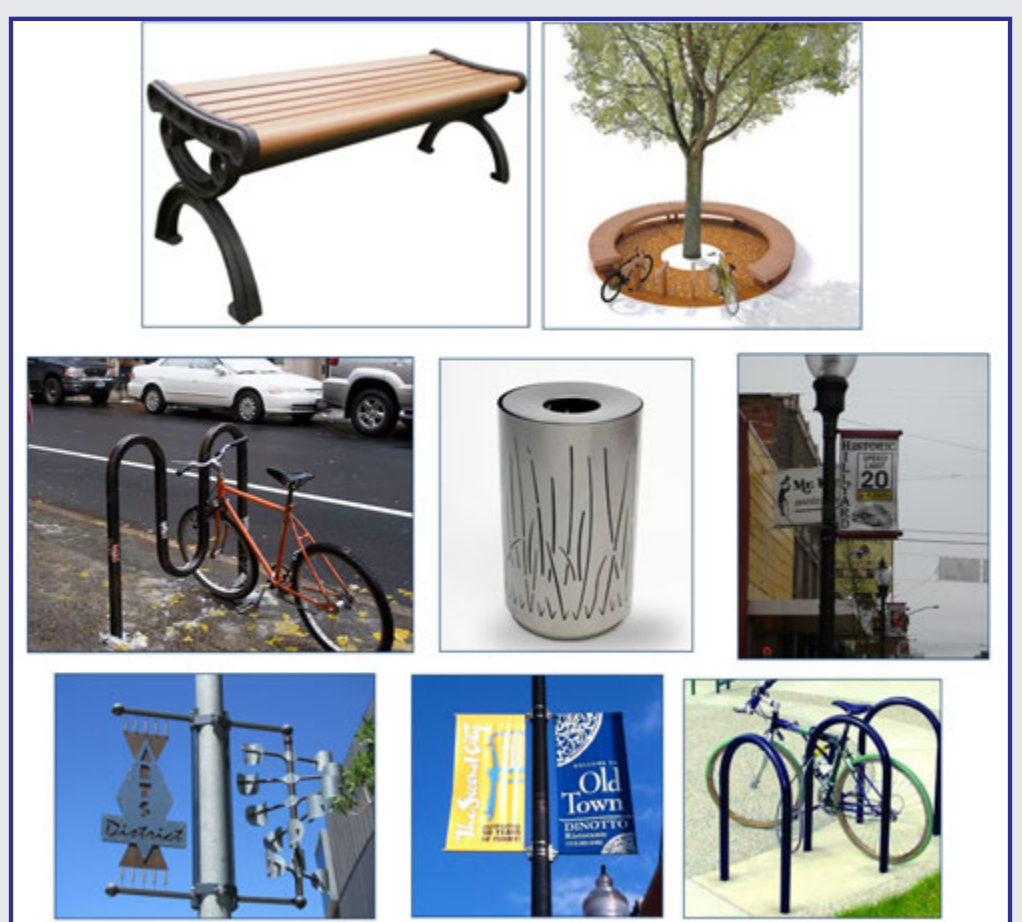
Common Features of Centers & Corridors



Businesses that cater to neighborhood residents



Auto Accommodating



Pedestrian Oriented Streets with Amenities



Transit Service



Higher concentration of buildings oriented towards the street

Benefits

Live, Work, Play

Walkable
1/4 mile radius for daily goods, services, recreation

Sustainable
Sustainable – compact development pattern

Economical
Density spreads the cost of infrastructure over more payers, reduces the need for new infrastructure, more efficient use of land inventory

Asset Based
Encourage preservation and rehabilitation of historic buildings

Built for People
Design for livability - placemaking

Long Term Vision

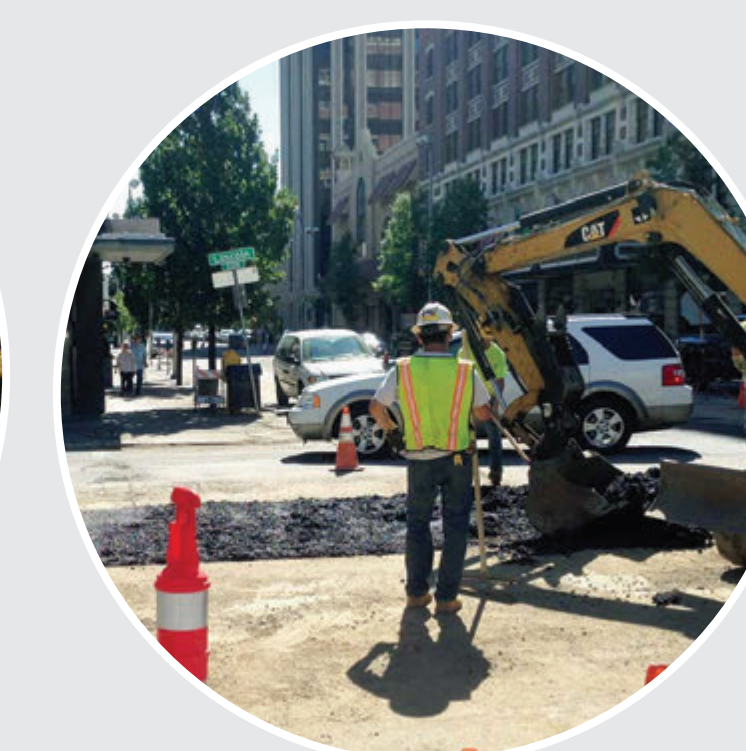
Organic Growth Takes Time

Market Conditions

How Do We Drive Growth to Centers?



Land Use & Zoning



Public Investment



Economic Development Programs



Incentives

What Does Success Look Like?

- Success can take many forms
- Local assets, community input, taking advantage of opportunities
- Downtown - \$3.4 billion investment, increase in housing, population, office, and retail
- University District
- Market, South Perry Neighborhood Center, East Sprague Redevelopment
- Business retention, growth and new development

Emerson-Garfield Neighborhood Plan Priorities

Pedestrian Safety

Neighborhood Beautification

Business Diversity & Occupancy

Community Resources

Alternative & Public Transportation

Neighborhood Connectivity & Events

Monroe Corridor

There is Opportunity
Enhancing Walkability
District Revitalization
Enhancing Retail Placemaking