



# COVINGTON, TENNESSEE

## BUSINESS DISTRICT, DOWNTOWN, AND NEIGHBORHOOD REVITALIZATION

Covington, Tennessee is in central Tipton County, a few miles from the Mississippi River in West Tennessee. Like many small towns, Covington had seen its downtown business district decline over the years in favor of development elsewhere in the community. In recent years Covington leaders have worked hard to revitalize the Courthouse Square in Covington, creating a new sense of place for both residents and visitors.

### STEP I: BUILDING PROJECT SUPPORT

- Tipton County and the Downtown Merchants Association were the catalysts for the project
- A coalition was built among Tipton County, the City of Covington, the Downtown Merchants Association, and the Covington-Tipton County Chamber of Commerce to take the project forward
- There were 4 public hearings for the project to obtain public opinion and ideas



### STEP II: PROJECT PLANNING & DESIGN

- A master plan for the project was created by Memphis area A2H firm and developed the project into multiple phases



### STEP III: PROJECT FUNDING AND IMPLEMENTATION

#### PHASE I AND II:

- Funded by \$1.1 million in TE21 grants from TDOT
- \$900,000 from City of Covington and Tipton County to fund infrastructure improvements to the Courthouse Square
  - Replacement of sidewalks
  - Replacement of street pavement
  - Installation of irrigation system and underground wiring
  - New street lights
  - Speakers to play music

#### PHASE III:

- Funded by a \$820,000 TE21 grant from TDOT
  - Replacement of sidewalks
  - Replacement of street pavement
  - Installation of irrigation system and underground wiring
  - New street lights
- \$300,000 CDBG Facilities Grant to renovate 30,000 square feet on the Square
  - Create a ADA compliant Senior Citizen Center and Alzheimer Daycare
  - Increase parking spaces for Courthouse Square visitors

#### PHASE IV AND V:

- To be funded
  - Repave the access and departure roads around Courthouse Square



# BENEFITS

## BUSINESS DISTRICT, DOWNTOWN, AND NEIGHBORHOOD REVITALIZATION

Land Use and Transportation integration is vital in coordinating Tennessee’s transportation planning and investment with local land use decisions and community visions. This integration helps guide the development of a safe and efficient statewide transportation system.

TDOT’s Long Range Planning Division and Office of Community Transportation interact with local community leaders to gain a better understanding of local communities’ interests, activities, and the various comprehensive transportation planning documents and policies that are in place. By having a better understanding of local land use plans and decisions, TDOT can make more informed decisions about the state’s transportation investments, creating a more efficient and effective network for Tennesseans.

Benefits of integrated land use and transportation include:

- Enhanced economic growth and competitiveness
- Increased mobility and transportation choices
- Ensured effective use of infrastructure and government funding
- Expanded community redevelopment options including desired amenities
- Lowered emissions
- Safer and healthier communities
- Improved quality of life for all Tennesseans



Revitalization in business districts, downtown and neighborhoods is important because it retains a sense of place and historic identity while sustaining a sense of community. Revitalization efforts maximize public facilities, infrastructure investments, and create new locations for small business development that support local and tourism economies. It also reduces the growth pressure to outlying areas, and creates convenience. Business district, downtown and neighborhood revitalization efforts provide communities with more connections and more choices.

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