

TABLE OF CONTENTS

<u>1.0</u>	<u>Introduction.....</u>	<u>1</u>
1.1	Monroe – One City One Future.....	1
1.2	Historic Background	2
1.3	Planning for the Future –The Comprehensive Plan	4
<u>2.0</u>	<u>Foundation of the Future.....</u>	<u>9</u>
2.1	Introduction.....	9
2.2	Goals & Objectives	9
2.3	Policies.....	13
<u>3.0</u>	<u>The Future.....</u>	<u>21</u>
3.1	Designing the Future.....	21
3.2	Opportunities Plan	21
3.3	Graphic Concepts.....	25
3.4	Implementing the Vision	35
<u>4.0</u>	<u>Regional Context.....</u>	<u>45</u>
4.1	Geographic Setting	45
4.2	Geologic Setting.....	46
4.3	Socioeconomic Setting.....	46
<u>5.0</u>	<u>Community Character</u>	<u>49</u>
5.1	Methodology.....	49
5.2	Summary of Character Areas	51
5.3	Community Character Findings	56
<u>6.0</u>	<u>Land Use Patterns and Regulations.....</u>	<u>57</u>
6.1	Existing Land Use Patterns	57
6.2	Existing Zoning	61
6.3	Build Out Potential.....	65
6.4	Future Land Use and Zoning Implementation	73
6.5	Land Use Patterns and Regulations Findings.....	78

7.0	<u>Housing.....</u>	<u>79</u>
7.1	Population Size.....	79
7.2	Population Composition.....	80
7.3	Migration.....	81
7.4	Housing Availability	81
7.5	Housing Conditions	82
7.6	Housing Value and Costs	83
7.7	2005-2009 Consolidated Plan	85
7.8	Population and Housing Findings.....	86
8.0	<u>Economic Vitality.....</u>	<u>87</u>
8.1	Economic Overview	87
8.2	Labor Force and Employment	88
8.3	Business Activity and Potentials.....	94
8.4	Federal and State Incentive Programs	98
8.5	Economic Vitality Findings.....	99
9.0	<u>Environmental Resources</u>	<u>101</u>
9.1	Geology, Topography and Climate.....	101
9.2	Soils.....	102
9.3	Hydrology	103
9.4	Plants and Wildlife.....	103
9.5	Municipal and Hazardous Waste.....	104
9.6	Air Quality	107
9.7	Noise.....	109
9.8	Environmental Resources Findings	111
10.0	<u>Transportation Network</u>	<u>113</u>
10.1	Roads and Traffic	113
10.2	Bus Service.....	118
10.3	Rail Service.....	120
10.4	Air Service.....	120
10.5	Water Freight Transportation and Access for Boaters	123
10.6	Bicycle and Pedestrian Travel	124
10.7	Parking.....	127
10.8	Transportation Network Findings	127

<u>11.0</u>	<u>Infrastructure and Utilities</u>	<u>129</u>
11.1	Water	129
11.2	Sanitary Sewer	130
11.3	Storm Water Management	131
11.4	Natural Gas and Electric	131
11.5	Solid Waste Disposal	132
11.6	Telecommunications	132
11.7	Infrastructure and Utilities Findings	132
<u>12.0</u>	<u>Community Facilities and Services</u>	<u>135</u>
12.1	Monroe City Budget Overview	135
12.2	Public Safety	137
12.3	Educational Institutions	138
12.4	Hospital Facilities	142
12.5	Library Resources	143
12.6	Human Services	144
12.7	Community Facilities Findings	151
<u>13.0</u>	<u>Parks, Recreation and Open Space</u>	<u>153</u>
13.1	Public Facilities	154
13.2	School and University Facilities	160
13.3	Private Facilities	160
13.4	Parks and Recreation Facility Analysis	160
13.5	Recreation Programs	164
13.6	Parks, Recreation and Open Space Findings	166
<u>14.0</u>	<u>Historic and Cultural Resources</u>	<u>169</u>
14.1	Historical Resources	169
14.2	Cultural Resources	172
14.3	Historic and Cultural Resources Findings	177
<u>15.0</u>	<u>Public Input</u>	<u>179</u>
15.1	Introduction	179
15.2	Vision Session	180
15.3	Focus Group Summaries	181
15.4	Community Survey	184
15.5	Interactive Public Meetings	190

TABLES

Table 3-1 Implementation Matrix	37
Table 6-1 Existing Land Uses	57
Table 6-2 Existing Zoning.....	61
Table 6-3 Buildout Potential	68
Table 6-4 Future Land Use Plan Build Out.....	73
Table 7-1 City of Monroe Population Trends 1900-2000	79
Table 7-2 Change in Population 1990-2006.....	80
Table 7-3 Population Characteristics – 2000	80
Table 7-4 Geographic Mobility.....	81
Table 7-5 Housing Characteristics – 2000	82
Table 7-6 Age of Housing – 2000	83
Table 7-7 Housing Values of Comparative Areas – 2000.....	84
Table 7-8 Home Sale Statistics – January to August 2007.....	85
Table 8-1 Labor Force Characteristics – 2000.....	88
Table 8-2 Industry of Employment – 2000	90
Table 8-3 Occupation – 2000.....	91
Table 8-4 Income Characteristics – 1999.....	92
Table 8-5 Monroe Area (Private/Non-Retail) Businesses – 2006.....	95
Table 8-6 Monroe Area Sites with Short-Term Development Potential.....	97
Table 8-7 Monroe Area Buildings with Suggested Short-Term Development Potential.....	97
Table 9-1 National Ambient Air Quality Standards	108
Table 9-2 Noise Abatement Criteria (NAC) Hourly	110
Table 9-3 Permissible Sound Level Limits.....	110
Table 10-1 Deficiency Identification for Year 2010 and Committed Projects.....	116
Table 12-1 Criminal Activity 2001-2006.....	137
Table 12-2 Fire Stations in the City of Monroe	138
Table 12-3 City of Monroe School District Facilities.....	139
Table 12-4 Teaching Staff Indicators 2005-2006	140
Table 12-5 School Performance Indicators 2006-2007.....	140
Table 12-6 Hospitals in the City of Monroe.....	143
Table 12-7 Ouachita Parish Selected Library Statistics 2002-2005.....	144
Table 12-8 Non Profit Organizations in Monroe	149
Table 13-1 National Park Standards for Communities	163
Table 13-2 National Recreation Standards for Communities	163
Table 13-3 Recreational Programs and Program Providers	165
Table 14-1 Properties Listed on the National Register of Historic Places.....	170
Table 14-2 Historic Districts Listed on the National Register of Historic Properties	171
Table 15-1 Survey: Personal Information	185
Table 15-2 Survey: Community & Government Services.....	185
Table 15-3 Survey: Community Identity & Design	186
Table 15-4 Survey: Land Use	187
Table 15-5 Survey: Culture, History & Education	188
Table 15-6 Survey: Transportation & Circulation.....	188

Table 15-7 Survey: Environment.....	189
Table 15-8 Survey: Recreation	189
Table 15-9 Survey: Economy & Business Services.....	190
Table 15-10 Public Workshop: Issue Identification	191
Table 15-11 Business Forum:.....	197

FIGURES

Figure 3-1 Opportunities Plan	23
Figure 3-2 Existing Conditions	24
Figure 4-1 Monroe in Regional Context.....	45
Figure 5-1 City of Monroe Community Character Areas	50
Figure 6-1 Existing Land Use	59
Figure 6-2 Current Zoning	69
Figure 6-3 Future Land Use Plan	71
Figure 7-1 Distribution of Home Values in Monroe – 2000	83
Figure 8-1 Persons in Labor Force 2004-2006.....	89
Figure 8-2 Unemployment Rates 2002-2006	89
Figure 8-3 Household Income – 2000.....	93
Figure 8-4 Per Capita Personal Income (Current Dollars)	94
Figure 9-1 Environmental Considerations.....	105
Figure 10-1 Transportation	125
Figure 12-1 Summary of City Revenue by Category – 2009	135
Figure 12-2 Summary of Expenditures by Category – 2009	136
Figure 12-3 City of Monroe Revenues and Expenditures 2004-2007.....	136
Figure 12-4 Community Resources.....	147
Figure 13-1 Parks and Recreation.....	161
Figure 14-1 Local Historic Districts.....	172
Figure 14-2 Historic and Cultural Resources.....	173
Figure 15-1 Public Input: Land Use.....	193
Figure 15-2 Public Input: Circulation	194
Figure 15-3 Public Input: Economic Vitality.....	195
Figure 15-4 Public Input: Community Services	196
Figure 15-5 Business Forum	199