



west monroe, louisiana

citywide master plan

*This plan was funded by the U.S. Department of Agriculture –
Rural Development and the City of West Monroe.*



acknowledgements

Atlas Community Studios would like to thank the following individuals and organizations for their participation in the strategic planning process:

CITY OF WEST MONROE

- Mayor Staci Albritton Mitchell
- Courtney Hornsby, Chief of Staff
- Jonathan Kaufman, Director of Building & Development
- Vicki Hilbun, Director of Community Services
- Stuart Hodnett, Director of Parks and Recreation
- Ronnie Turner, Director of Public Works
- Adrienne LaFrance-Wells, Main Street Director
- Robbie George, City Engineer (SE Huey)

WEST MONROE BOARD OF ALDERMEN

- James D. "Polk" Brian
- Morgan Lowe Buxton
- Thom Hamilton
- Trevor Land
- Ben Westerburg

CONTINUED ON THE NEXT PAGE >

STEERING COMMITTEE

- Mayor Staci Albritton Mitchell
- Courtney Hornsby, Chief of Staff, City of West Monroe
- Adrienne LaFrance, Main Street Director, City of West Monroe
- Stuart Hodnett, Parks & Recreation Director, City of West Monroe
- Jonathan Kaufman, Building & Development Director, City of West Monroe
- Ronnie Turner, Public Works, City of West Monroe
- Robbie George, S.E. Huey Co.
- Krista Rushing, West Monroe Housing Authority
- Doug Mitchell, North Delta Regional Planning & Development District
- Dean Baugh, Graphic Packaging
- Brian Bendily, John Rea Realty/Planning Commission
- Kelsey Bohl, University of Louisiana Monroe
- Morgan Buxton, Chase Bank/Board of Aldermen
- Gus Campbell, Property Owner
- Robby Compton, American Mattress Outlet
- Blair David, University of Louisiana Monroe
- Pastor Carey Davis, Mt. Gilead Baptist Church
- Daylan Davis, Mayor's Youth Council
- Cody Futrell, Crescent City Sports
- Rick Guillot, Origin Bank
- Ann Hayward, Atmos Energy
- Tracy Hilburn, fmr. Office of Homeland Security & Emergency Preparedness
- Scooter Howell
- Dan Lane, West Monroe High School
- Anja Lyles, FloorWorks
- Kevin Marcantel, Cardiovascular Diagnostic Center
- Pastor Christopher Miller, The Assembly West Monroe
- Don O'Toole, Newk's Eatery
- Don Ross, Marshal's Office
- Sheila Snow, Convention & Visitors Bureau
- Jeremy Tinnerello, Glenwood Regional Medical Center

about *atlas* *community* *studios*

Atlas Community Studios was founded in 2020 by a small, diverse group of creative problem-solvers and entrepreneurs looking for the opportunity to advance the economic prosperity of small and rural communities across the country. With more than 40 years of combined experience spanning both the public and private sectors, the Atlas team specializes in strategic planning, economic development, and creative placemaking. Atlas' portfolio of work includes more than 30 action-oriented plans in communities across 22 states and one Canadian province, including a town as small as 80 people and a state with nearly 3 million residents.





Office of the Mayor
Staci Albritton Mitchell

April 12, 2022

On behalf of the City of West Monroe and its Board of Aldermen, I am pleased to present the final City of West Monroe Master Plan. This plan was made possible through a grant awarded to the City of West Monroe in 2020 by the U.S. Department of Agriculture – Rural Development.

The City of West Monroe engaged Atlas Community Studios to lead the community through the process of developing a vision, guiding principles and priority initiatives for the community, focusing on six key areas:

- Community Character and Land Use
- Housing and Neighborhoods
- Transportation
- Parks and Recreation
- Economic Development
- Infrastructure Improvements

I believe it is vital to the health and vibrancy of any city to have a comprehensive plan that guides its direction and focus. The completion of the City of West Monroe Master Plan is a true example of community-based economic development and placemaking. This plan provides the needed direction to make the City of West Monroe a vibrant place for people to live and to do business and outlines bold strategic initiatives that will guide the City of West Monroe as it moves forward with ongoing projects and tackles new projects that will greatly improve the quality of life for everyone.

This plan would not have been possible without tremendous support from the community. Thank you to everyone who time took to be involved in the planning process, particularly members of the Master Plan Steering Committee, City of West Monroe Department Heads and employees and the City of West Monroe Planning and Zoning Commission. Guiding principles and priority initiatives identified in this plan are a direct result of community feedback and engagement received through numerous public meetings, surveys and direct feedback from residents, business owners and civic leaders.

I encourage all residents, business and property owners to review this plan and find ways to actively engage in the community. By working together, we can all truly “Take West Monroe to the Next Level.”

Sincerely,

A handwritten signature in blue ink that reads "Staci Albritton Mitchell".

Staci Albritton Mitchell
Mayor, City of West Monroe

table of contents

Chapter 1 Vision	1
Chapter 2 About the Plan	9
Chapter 3 Historical Trends & Projections	16
Chapter 4 Community Character and Land Use	38
Chapter 5 Housing and Neighborhoods	46
Chapter 6 Transportation	51
Chapter 7 Parks and Recreation	57
Chapter 8 Economic Development	62
Chapter 9 Public Infrastructure	67
Chapter 10 Strategic Implementation Plan	73
Appendices Appendix A: Public Input Results Appendix B: Best Practices & Resources	87



CHAPTER 1:

VISION



background

In July 2020, the City of West Monroe was awarded a \$76,000 Rural Business Development Grant (RBDG) by the U.S. Department of Agriculture – Rural Development. The purpose of the RBDG program is to provide economic development training and technical assistance to communities with a population of 50,000 or less. The City of West Monroe leveraged this federal grant program to develop a citywide master plan by engaging [Atlas Community Studios](#), a firm specializing in collaborative strategic planning and place-based economic development.

introduction

The West Monroe Citywide Master Plan process includes a holistic analysis of key trends, future projections, strategic opportunities, and pressing challenges the city faces to achieve a prosperous economic and social future. Quantitative research is combined with comprehensive stakeholder outreach to ensure that West Monroe's strategic priorities reflect the community's vision and guiding principles.

Planning Process

Steering Committee

- The City of West Monroe assembled a project steering committee comprised of 31 individuals with backgrounds ranging from the public, private, and nonprofit sectors.
- The steering committee convened quarterly for meetings to assist with oversight of the planning process and to ensure the development of the master plan was community-centered and in alignment with citywide priorities.
- The Atlas team convened the steering committee for its first official meeting in December 2020 to provide an overview of the scope of work for the master planning process before facilitating a discussion related to the key elements for each focus area included in the plan. Due to concerns around the coronavirus pandemic, the first steering committee was conducted virtually via Zoom.
- During the Atlas team's first site visit in February 2021, the steering committee was convened for its second meeting to provide input related to the Strengths, Weaknesses, Opportunities, and Threats (SWOT) for each focus area.
- During the Atlas team's second site visit in April 2021, the steering committee was convened for its third meeting to discuss the proposed guiding principles for each focus area. Additionally, the Atlas team was joined at the meeting by their partners at Civil & Environmental Consultants, Inc. (CEC) who facilitated a land use workshop for steering committee members to provide specific input related to zoning and potential growth areas.
- During the Atlas team's third site visit in October 2021, the steering committee was convened for its fourth meeting to discuss and provide feedback on the proposed goals and strategies for each focus area. Additionally, the CEC team joined the meeting virtually via Zoom to review the proposed future land use map they developed and solicit feedback for changes and improvements.

Public Input

- The Atlas team facilitated two open-invitation public visioning sessions during their first site visit in February 2021.

- The Atlas team provided a project update to the Board of Aldermen at their public meetings in February and April 2021, and stayed through the conclusion of both meetings to host a meet and greet with residents interested in learning more about the process.
- During their second site visit in April 2021, the Atlas team hosted two open-invitation public input meetings to solicit feedback on the proposed guidelines principles. Additionally, CEC facilitated a land use workshop during both public meetings to gather diverse perspectives on the historic and future development of the community.
- An online community survey was released in February 2021 and closed in June 2021. The survey generated 431 total responses.

Subcommittees

- Before their second visit in April 2021, the Atlas team collaborated with the City of West Monroe to establish five subcommittees composed of community leaders who are either practitioners, subject matter experts, or concerned residents.
- The subcommittee members were commissioned to help inform the development of the goals, strategies, and actions for each focus area included in the master plan.
- Overall, more than 35 individuals participated in the subcommittee meetings.

Existing Reports & Studies

The following reports and studies helped inform the development of the citywide master plan:

- [West Monroe Downtown Master Plan](#) (2020)
- North Delta Regional Planning & Development District's [Comprehensive Economic Development Strategy](#) (2020-2025)
- Ouachita Council of Governments [Metropolitan Transportation Plan](#) (2020)

Data Sources

The citywide master plan utilizes a variety of data indicators to examine West Monroe's competitiveness as a place to live, work, and do business. The Atlas team sourced data primarily from the U.S. Census Bureau and other public sources including the U.S. Bureau of Labor Statistics (BLS) and the U.S. Bureau of Economic Analysis (BEA).

Census Estimates

The U.S. Census Bureau's American Community Survey (ACS) is a nationwide survey that collects and produces information on social, economic, housing, and demographic characteristics for communities throughout the United States. While the survey is annual, data indicators for communities with fewer than 65,000 residents are typically provided as five-year averages in order to increase statistical reliability and reduce



margins of error. The tradeoff is that ACS 5-Year Estimates are less current. For instance, 5-Year Estimates from the 2019 ACS are derived from 60 months of data collected between 2015 and 2019. Because West Monroe has a population of fewer than 65,000 residents, this assessment exclusively uses 5-Year Estimates for ACS data indicators.

Comparison Geographies

West Monroe is the primary geographic unit of analysis in this report. However, to provide additional context, data indicators for West Monroe are benchmarked against Ouachita Parish, the State of Louisiana, and the United States. Comparison areas are intended to provide context and perspective on West Monroe trends but did not influence the goals, strategies, and actions for each focus area.

guiding principles

Guiding principles reflect core values of the community, and they are developed through substantial citizen involvement to ensure the goals, actions and priorities identified in the master plan reflect their collective desires for the future of West Monroe. Understanding these guiding principles will help ensure that, if implemented, the master plan will move the city towards these collective goals.

The following guiding principles are grouped into six topic areas: Community Character and Land Use, Housing and Neighborhoods, Transportation, Parks and Recreation, Economic Development, and Public Infrastructure. Each guiding principle speaks to a specific component of the community and as such they are not presented in any particular order of importance. **When viewed together, these guiding principles illustrate the vision for West Monroe now, over the next five years, and into the future.**

01. *Community Character and Land Use*

- Promote quality new development that is balanced to cultivate a healthy, livable community
- Protect and improve existing neighborhoods
- Maintain consistent, equitable, and transparent land use decisions
- Preserve and enhance downtown cultural and historic districts
- Foster a safe and clean environment

02. *Housing and Neighborhoods*

- Offer diverse housing types for people of all socioeconomic backgrounds
- Maintain design standards for quality residential development
- Develop walkable neighborhoods with connectivity to public amenities
- Ensure residential properties and neighborhoods are properly maintained
- Proactively prepare for residential growth

03. *Transportation*

- Ensure streets are safe and navigable to accommodate all modes of transportation
- Improve traffic flow and vehicular mobility throughout the community
- Maintain and enhance existing road infrastructure
- Increase pedestrian facilities throughout the existing road network

CONTINUED ON THE NEXT PAGE >

04. *Parks and Recreation*

- Maintain and enhance existing parks, trails, and recreation facilities
- Design new and improved recreational amenities on and along the Ouachita River
- Expand opportunities for youth sports and other forms of recreation
- Improve connectivity between parks and recreation facilities throughout the community

05. *Economic Development*

- Promote and support local small businesses
- Create and retain high quality jobs for working-age individuals
- Provide job training opportunities for job seekers, incumbent workers, and new entrants to the workforce
- Foster a business friendly environment for existing industry and new prospects
- Strengthen partnerships between government, industry/businesses, and academic institutions to align and collectively pursue strategic priorities

06. *Public Infrastructure*

- Maintain and improve existing water, wastewater, and drainage systems throughout the community
- Maintain and enhance the existing road network and bridges
- Prepare for anticipated capital improvements
- Increase investment in disaster mitigation efforts



the future of west monroe

The purpose of West Monroe's vision statement is to inform and shape future investment, policies, programs, and planning efforts to ensure the will of its residents is represented in the decision-making process.

During the entirety of the master planning process, the public was provided the opportunity to share their perspectives on future development and growth of the community. As supported by the collective sentiment of its citizens, the City of West Monroe adopted the following vision statement:

West Monroe exemplifies progress, innovation, and resiliency to ensure its residents and visitors experience a community that is culturally diverse and economically viable.

A photograph of a window reflection. On the left, a red car is visible. On the right, a wooden crate is visible with the text "ATLAS POWER" and "WILMINGTON, DELAWARE" printed on it. The text "CHAPTER 2:" is overlaid in a large, white, serif font, followed by a horizontal line.

CHAPTER 2:

ABOUT THE PLAN



summary

Under the administration of Mayor Staci Albritton Mitchell, this document serves as the first master plan ***in more than 25 years*** to be developed for the City of West Monroe. The master plan was designed to reflect the future vision of local residents while also providing the framework that will guide public policy, development, investment, and growth in the City of West Monroe over the next ten years.

The Citywide Master Plan is organized into the following chapters:

1. Vision
2. About the Plan
3. Historic Trends & Projections
4. Community Character and Land Use
5. Housing and Neighborhoods
6. Transportation
7. Parks and Recreation
8. Economic Development
9. Public Infrastructure
10. Strategic Implementation Plan

CONTINUED ON THE NEXT PAGE >

How to use the plan

According to the American Planning Association (APA), a master plan is the foundational policy document for local governments. It establishes a framework to guide public and private decisions about future growth, preservation, and change within a municipality for one to three decades. A master plan is an important resource for coordinating local decision making, and legitimizes development and regulatory decisions. Most importantly, ***the master plan represents the collective vision and goals of local residents.***

Ultimately, ***the City of West Monroe will use the goals, objectives, and strategies identified in the master plan to inform future decisions*** as it relates to community character and land use, housing and neighborhoods, transportation, parks and recreation, economic development, and public infrastructure. Each year, the City of West Monroe will reevaluate the master plan, and ***as strategic initiatives are completed, the city will incorporate new initiatives that align with the master plan's vision and goals.*** Every five years, the City of West Monroe will revise the master plan to ensure its contents are relevant and appropriate for the present day.

Goals, Objectives, and Strategies

Each chapter identifies Goals that reflect the community's overall vision for the future. Additionally, each goal is followed by Objectives and Strategies that, if followed, will move West Monroe towards this vision in the years to come.

Goals are the big ideas that support the community's vision.

Objectives are specific and measurable, contextualize the community's goals, and guide implementation.

Strategies delineate the actions and tasks needed to fiscally or physically implement the objectives that achieve the community's goals.

strategic initiatives

The following strategic initiatives are derived from the City of West Monroe's guiding principles as well as its goals, objectives, and strategies described throughout the master plan. Each year, the City of West Monroe will revisit each initiative to assess its progress towards achievement.

The City of West Monroe recognizes the limitations of its municipal budget and human capital. *To advance many of the strategic initiatives listed below, the City of West Monroe will have to pursue federal and state grants, solicit private capital investment, and build a regional coalition of public and private partners who are committed to taking West Monroe to the next level.*

Note: The strategic initiatives are not listed in order of priority.

Community Character and Land Use

1. Improve existing city zoning ordinance
2. Revise land use map to align with future vision map
3. Establish ordinance to regulate short-term rentals (ex. Airbnb)
4. Establish architectural and landscaping standards for commercial properties and newly constructed residential units
5. Pursue annexation of nearby areas when and where the majority of residents support it
6. Develop a Parks and Recreation master plan

Housing and Neighborhoods

1. Establish a home ownership program in the South Riverbend Cultural District and throughout other parts of the city
2. Leverage private funding to develop incentive program(s) that catalyze rehabilitation of residential structures within West Monroe's two cultural districts



CONTINUED ON THE NEXT PAGE >



3. Establish a Revolving Loan Fund (RLF) for new housing development and/or rehabilitation of existing units
4. Develop new residential area in Highland Park
5. Establish a land bank program to stimulate development throughout the city

Transportation

1. Complete the multimodal transportation improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
 - a. Highland Park
 - b. Trenton Street Corridor
 - c. Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
 - d. Stella/Mill Gateway
 - e. Natchitoches Street
 - f. Coleman Corridor
2. Complete multimodal connectivity projects at:
 - a. Highland Park, including walking trails and parking areas
 - b. Kiroli Park (i.e. Kiroli Road/Kiroli Road Bridge), including bridge replacement, new sidewalks along Kiroli Road from Post Oak Apartments to Arkansas Road, and installation of pedestrian crossing (signals, signs, and striping) at Kiroli Elementary School
3. Develop a multimodal connectivity plan for the entire city to identify specific locations for shared use paths and wider sidewalks for pedestrians, cyclists, and other non-vehicular traffic
4. Improve transportation infrastructure throughout the city, including the following projects:

CONTINUED ON THE NEXT PAGE >

- a. Realignment of Coleman Avenue at the Endom Bridge intersection
- b. Otis Street: mill and overlay and bike/pedestrian path
- c. Natchitoches Street: mill and overlay, drainage, and bike lane
- d. Downtown: additional parking spaces and central garbage drop location
- e. Coleman Avenue and Montgomery Avenue: new railroad signals
- f. Mane Street: mill and overlay from Downing Pines to interchange
- g. Constitution Drive: pulverize and rebuild road base and pavement
- h. Arlene Street: construct sidewalks near Highland Elementary School area
- i. Tupawek Drive: construct sidewalks near Kiroli Elementary School area

Parks and Recreation

1. Develop downtown riverfront park
 - a. Install a marina
 - b. Build a fishing dock
 - c. Facilitate river activities, such as kayaking and stand up paddle boarding
 - d. Rehabilitate existing structure on site to incentivize private enterprise on the riverfront
 - e. Construct an amphitheater for events
2. Make improvements to Kiroli Park
 - a. Repave trails
 - b. Enhance conservatory
 - c. Renovate dog park
 - d. Construct additional park entrance
3. Continue development of Highland Park
 - a. Construct a parking lot, install public bathroom facilities, and build more recreational amenities surrounding the wetland trails
4. Make improvements to Lazarre Park
 - a. Leverage the South Riverfront Cultural District to explore various uses and programming at Lazarre Park
5. Make improvements to Gator Park
 - a. Install additional lights and cameras
 - b. Develop and facilitate recreational programming, such as the potential addition of basketball hoops
6. In collaboration with community champions, make improvements to all neighborhood parks, including:
 - a. A.C. Facen Memorial Park
 - b. Brian Smith Memorial Park
7. Make improvements to Brady Field
 - a. Enhance existing facilities
 - b. Construct more practice fields for soccer

8. Collaborate with the Ouachita Parish Police Jury and West Ouachita Recreation District to offer new recreational programming (indoor and outdoor) for people of all ages and abilities

Economic Development

1. Improve land to catalyze new commercial development in Highland Park
2. Develop Pointe West to incentivize development of new businesses
3. Complete construction of the indoor sports complex
4. Partner with the West Monroe-West Ouachita Chamber of Commerce to develop a one-stop shop for small businesses and entrepreneurs
5. Promote available incentives online to catalyze industrial and commercial development
6. Establish a fast track permitting program.
7. Partner with economic development organizations and institutions of higher education to support job seekers and dislocated workers with workforce training and job opportunities
8. Construct gateway signage to attract more customers to shop and dine downtown

Public Infrastructure

1. On an annual basis, continue to develop and revise a Capital Improvement Plan (CIP) to prepare for the construction, maintenance, and replacement of public infrastructure and facilities
2. Improve water, sewer, and drainage infrastructure throughout the city, including the following projects:
 - a. Update data in city's water system model for use in fire rating analysis
 - b. Rehabilitate the sanitary sewer lift stations on Drago Street and Austin Street
 - c. Make improvements to the Black Bayou Canal (including cleaning, widening, and armoring portions of the canal south of I-20)
 - d. Improve drainage (including cross drains, piping, and ditches) at the industrial park
3. Enhance the city's existing street overlay program
4. Implement the ADA Sidewalk Transition Plan
5. Complete the utility improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
 - a. Highland Park
 - b. Trenton Street Corridor
 - c. Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
 - d. Stella/Mill Gateway
 - e. Natchitoches Street
 - f. Coleman Corridor
6. Develop a broadband deployment and connectivity plan

A black and white photograph of several tree trunks, showing their textured bark and vertical orientation. The trunks are slightly out of focus, creating a sense of depth. The text is overlaid on the image.

CHAPTER 3:

HISTORICAL TRENDS & PROJECTIONS



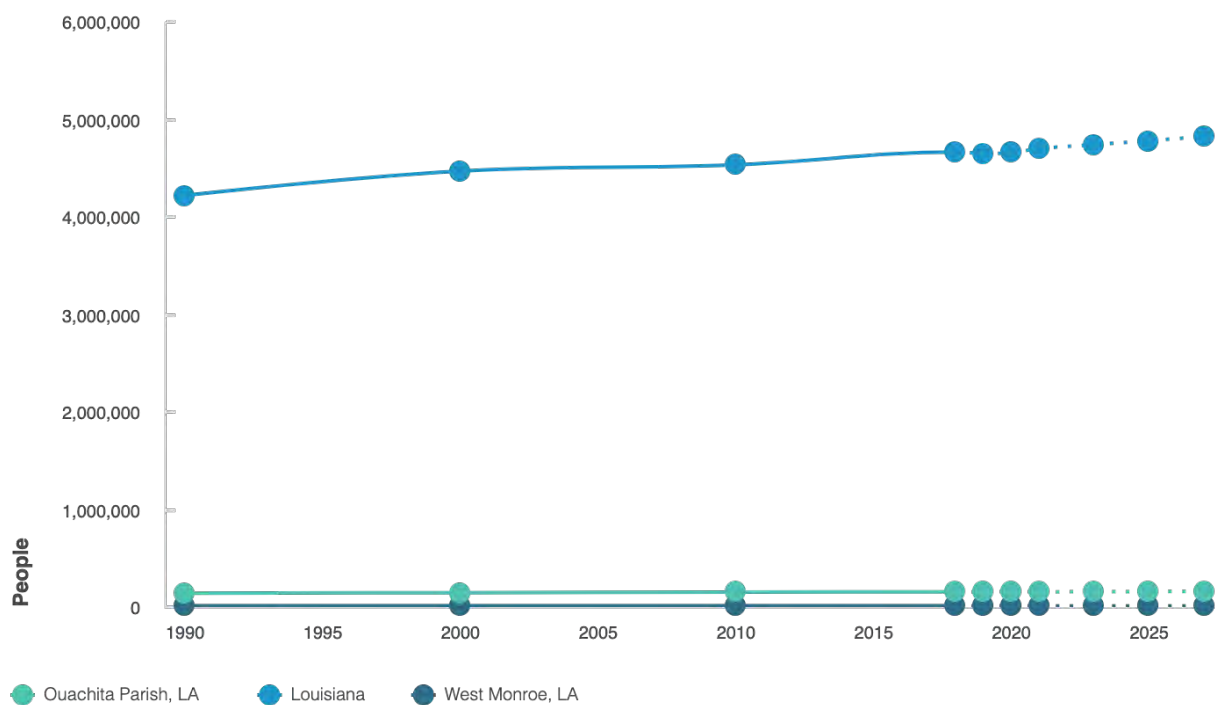
overview

To better understand West Monroe's current position and how the city might change in the future, this chapter provides an analysis of demographic and socioeconomic indicators compared to regional (i.e. parish), state, and national trends. Ultimately, these factors will affect West Monroe's land use, housing, transportation, and infrastructure now and into the future.

population

Total Population

West Monroe is maintaining its population. According to the U.S. Census Bureau there are 13,103 people living in West Monroe as shown in the 2020 Census. Between 2010 and 2020, West Monroe's population decreased by 207 people or 1.56 percent. During this period, West Monroe's average annual growth rate was -0.16 percent; however, Ouachita Parish (0.43 percent) and Louisiana (0.27 percent) both experienced slight annual growth during this same period and all lagged behind the United States (0.74 percent) as a whole.



Sources: US Census Bureau; US Census Bureau ACS 5-year

CONTINUED ON THE NEXT PAGE >

Total Population	People
West Monroe	13,310.1
Ouachita Parish	153,717
Louisiana	4,533,372
United States	308,745,538

Total Population	People
West Monroe	12,431
Ouachita Parish	154,679
Louisiana	4,664,616
United States	326,569,308

Total Population	People
West Monroe	13,103
Ouachita Parish	160,368
Louisiana	4,657,757
United States	331,449,281

Sources: US Census Bureau 2010, 2020; US Census Bureau ACS 5-year 2016-2020

Median Age

West Monroe has a higher median age than the parish and state. According to the U.S. Census Bureau's 2016-2020 American Community Survey 5-year estimates West Monroe's median age is 39.7, which is higher than Ouachita Parish (36.2), Louisiana (37.2), and United States (38.2).

Median Age

39.7

Years

West Monroe, LA

36.2

Years

Ouachita Parish, LA

37.2

Years

Louisiana

38.2

Years

United States of America

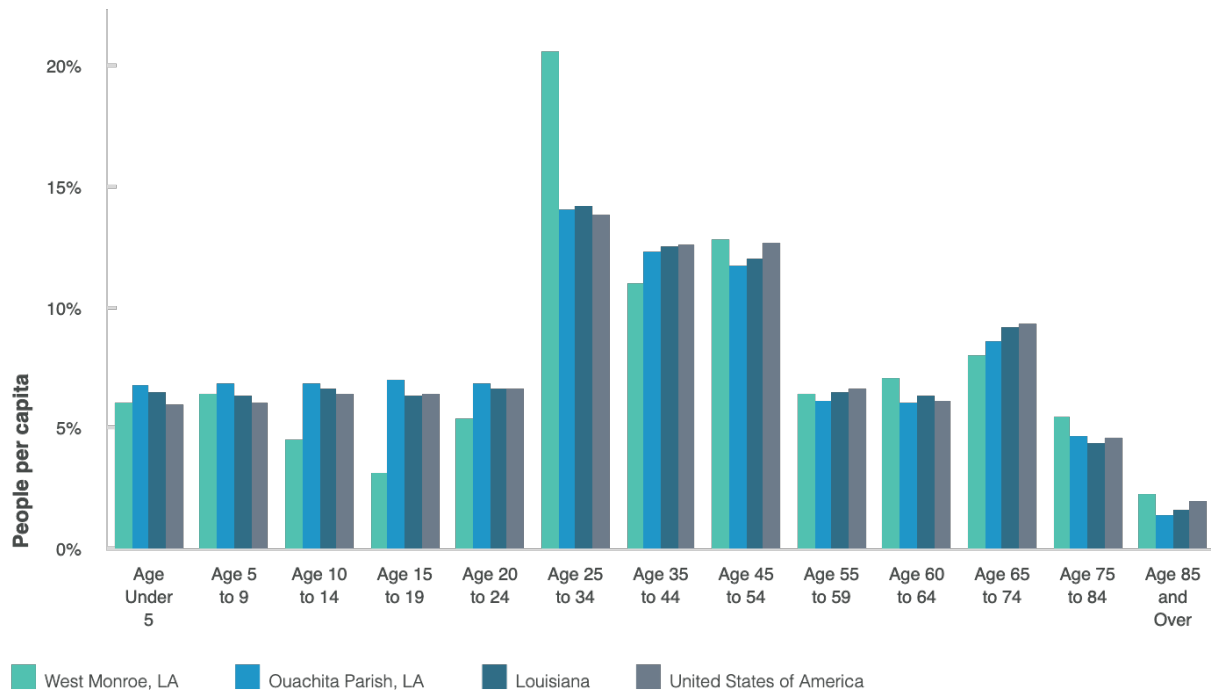
Sources: US Census Bureau ACS 5-year 2016-2020

Population by Age

West Monroe's population is slowly growing older, but still maintains a thriving young adult population. According to the U.S. Census Bureau West Monroe's 55 and older population increased from 27.7 percent in 1990 to 29.6 percent in the 2016-2020 American Community Survey 5-year estimates. Although West Monroe's 55 and older population increased slightly (1.9 percent) during this period, it didn't grow nearly as much as Ouachita Parish (7.7 percent) and Louisiana (9.2 percent). Consistent with parish and state trends, West Monroe's largest age cohort has been and continues to be people ages 25 to 34. Between 1990 and 2020 this age group increased from 15.9 percent to 20.7 percent in West Monroe while the parish (-1.6 percent) and state (-2.4 percent) experienced a decrease.

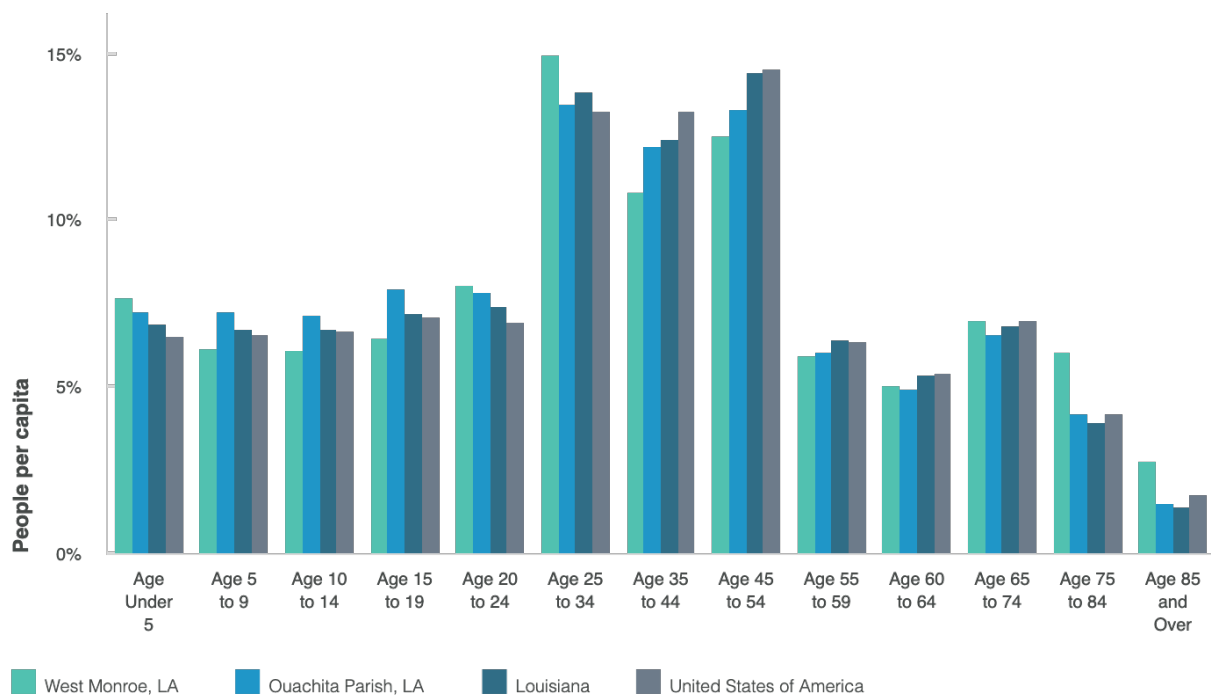
CONTINUED ON THE NEXT PAGE >

Age Totals



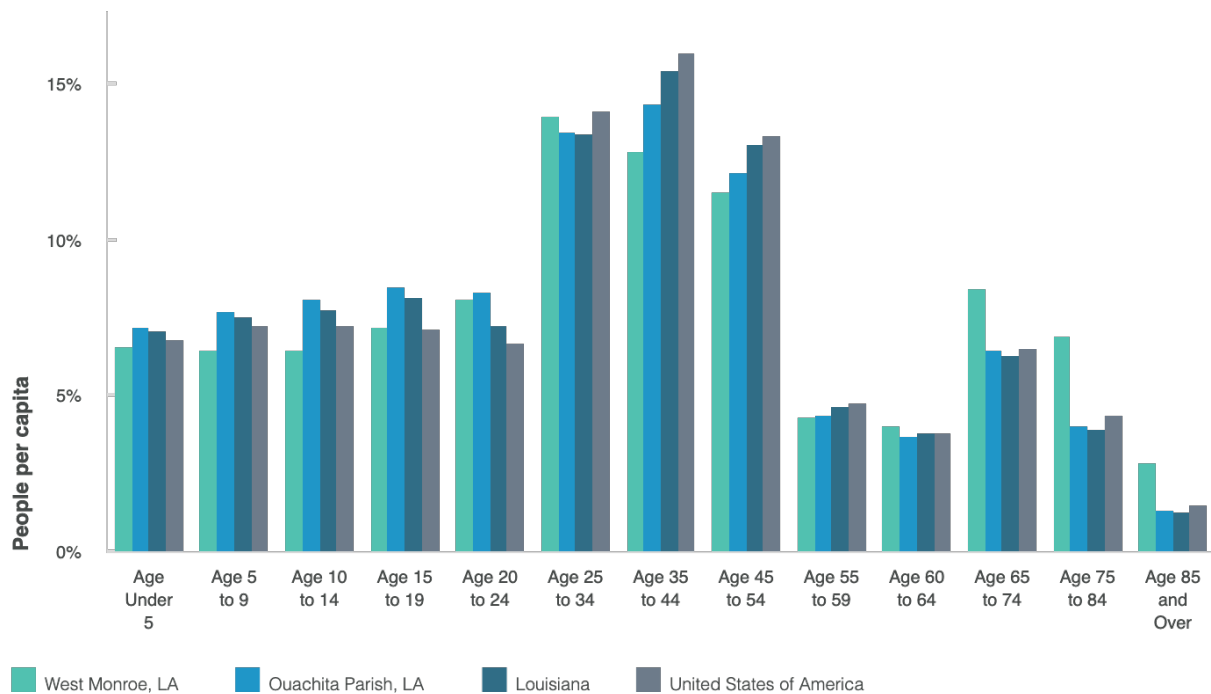
Sources: US Census Bureau ACS 5-year 2016-2020

Age Totals



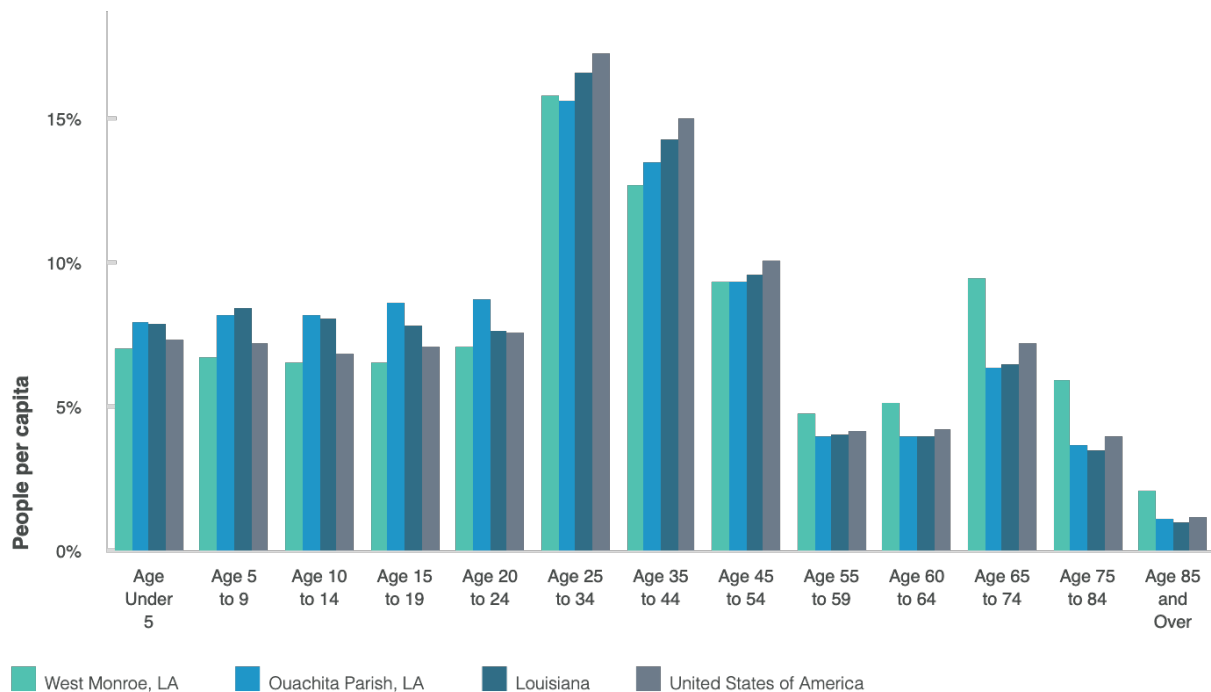
Sources: US Census Bureau 2010

Age Totals



Sources: US Census Bureau 2000

Age Totals



Sources: US Census Bureau 1990



Household Size

West Monroe has a smaller average household size than the parish and state.

According to the U.S. Census Bureau West Monroe's average household size was 2.16 in the 2016-2020 American Community Survey 5-year estimates, which is substantially lower than Ouachita Parish (2.6), Louisiana (2.59), and the United States (2.6). Between 1990 and 2020 West Monroe's average household size decreased from 2.36 people in 1990 to 2.16 in 2020. During this same period, the average household size in the parish and state decreased as well.

Average Household Size

2.16

People

West Monroe, LA

2.6

Years

Ouachita Parish, LA

2.59

Years

Louisiana

2.6

Years

United States of America

Sources: US Census Bureau ACS 5-year 2016-2020

CONTINUED ON THE NEXT PAGE >

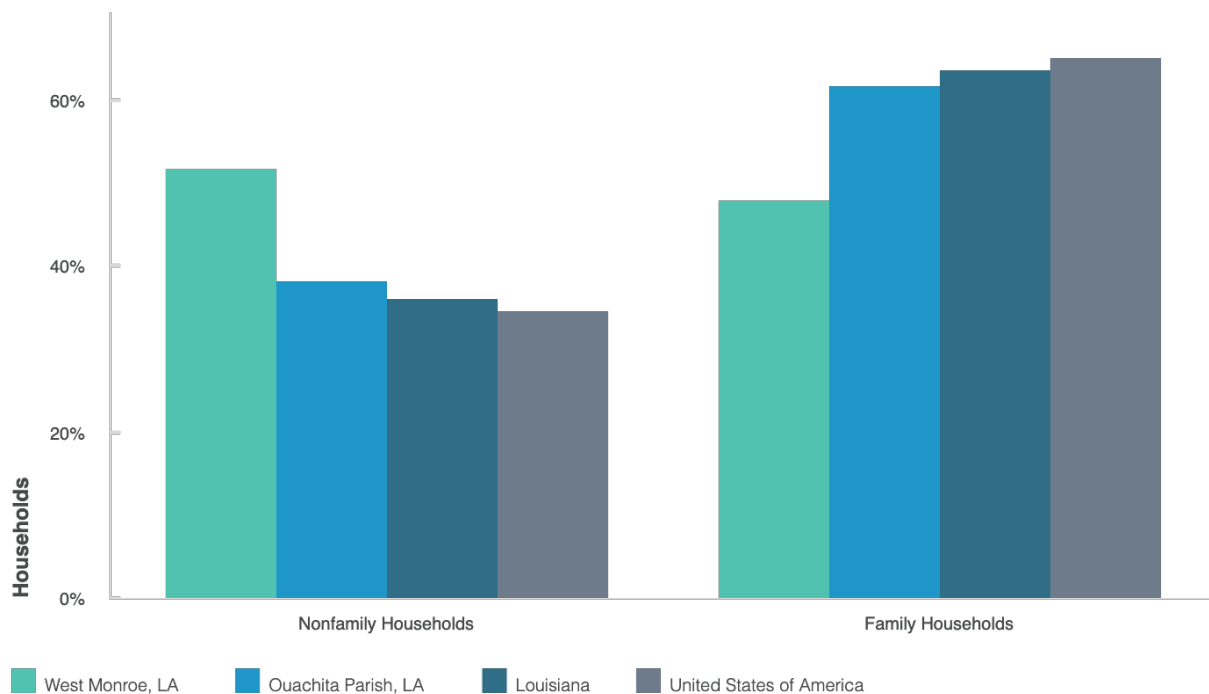
Household Type

West Monroe has more non-family households than the parish, state, and country.

According to the U.S. Census Bureau's 2016-2020 American Community Survey 5-year estimates West Monroe (51.9 percent) has a substantially larger percentage of non-family households than Ouachita Parish (38.2 percent), Louisiana (36.3 percent), and the United States (34.7 percent). A family household has at least two people and is defined by the U.S. Census Bureau as "a householder and one or more other people related to the householder by birth, marriage, or adoption". A non-family household may be either a single person or unrelated people living together.

Due to its proximity to three universities and one community college, West Monroe is likely to have more college students living within its city limits, which could partially explain its lower number of family households when compared to the parish, state, and country.

Family vs Nonfamily Households



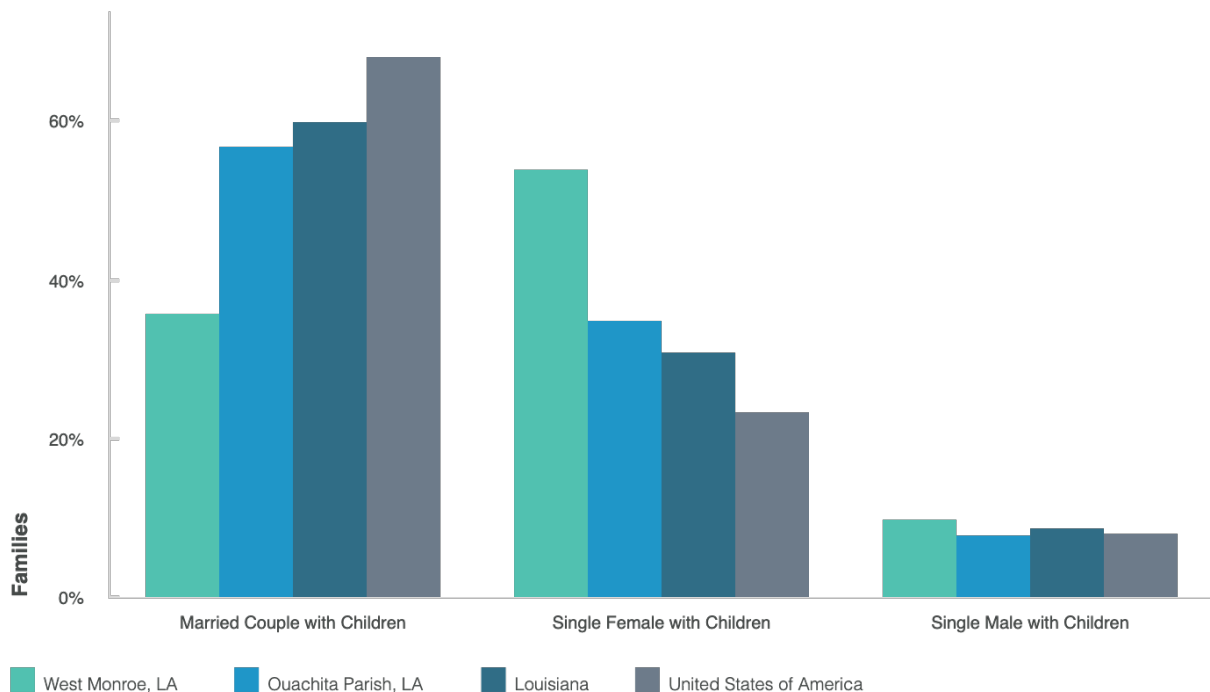
Sources: US Census Bureau ACS 5-year 2016-2020

CONTINUED ON THE NEXT PAGE >

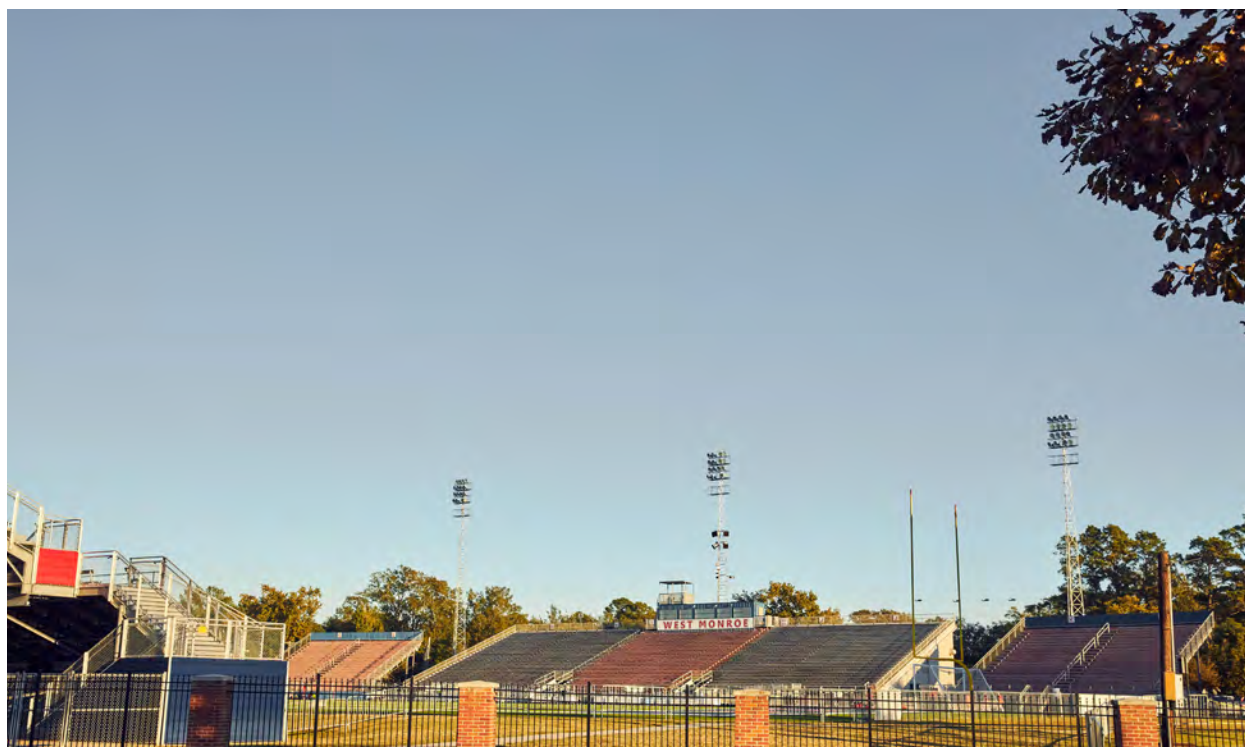


West Monroe has more single-mother households than the parish, state, and country. According to the U.S. Census Bureau's 2016-2020 American Community Survey 5-year estimates West Monroe (54.1 percent) has a substantially larger percentage of single-mother households than Ouachita Parish (35 percent), Louisiana (31 percent), and the United States (23.4 percent).

Family Type with Children



Sources: US Census Bureau ACS 5-year 2016-2020



education

Educational Attainment

West Monroe's population has grown more educated. According to the U.S. Census Bureau West Monroe's college-educated population with an Associate's, Bachelor's, or graduate degree has increased from 19.4 percent in 1990 to 26.7 percent in 2020. However, Louisiana (31.3 percent) and the United States (41.5 percent) have demonstrated more significant growth in college-educated people during the same period. West Monroe experienced a slight increase in high school graduates from 33.7 percent in 1990 to 33.8 percent in 2020, whereas Ouachita Parish experienced an increase from 29.7 percent in 1990 to 34.5 percent in 2020.

	Educational Attainment (2016-2020)						
	Less than 9th Grade	9th to 12th Grade, No Diploma	High School Degree	Some College, No Degree	Associates Degree	Bachelor's Degree	Graduate Degree
West Monroe	3.3%	12.1%	33.8%	24%	6.3%	13.5%	6.9%
Ouachita Parish	3.1%	9.1%	34.5%	22.8%	5.4%	15.5%	9.5%
Louisiana	4.7%	9.5%	33.3%	21.2%	6.5%	15.9%	8.9%
United States	4.9%	6.6%	26.7%	20.3%	8.6%	20.2%	12.7%

income

Median Household Income

West Monroe's median household income is lower than the parish and state.

According to the U.S. Census Bureau West Monroe's median household income has increased from \$20,530 in 1990 to \$35,528 in 2020. However, Ouachita Parish (\$25,129 in 1990 to \$44,934 in 2020) and Louisiana (\$21,949 in 1990 to \$50,800 in 2020) experienced greater growth during this same period. Between 2010 and 2020, West Monroe's median household income decreased 2.40 percent and the parish's decreased by 0.90 percent, yet the state's grew 13.22 percent during the same period.



CONTINUED ON THE NEXT PAGE >

Poverty

West Monroe has more residents living at or below the poverty line than the parish and state. According to the U.S. Census Bureau more than a quarter (27.6 percent) of West Monroe's population is living at or below the poverty line, which is \$12,760 for a single individual and \$26,200 for a family of four. Between 2010 and 2020, West Monroe realized a 7.5 percent increase in this population segment at a greater rate than Ouachita Parish (1.2 percent) and Louisiana (0.4 percent) during the same period.

	People Below Poverty Line				
	1990	2000	2010	2016-2020	Percent Change (2010 to 2020)
West Monroe	21.0%	20.7%	20.1%	27.6%	7.5%
Ouachita Parish	23.8%	20.0%	21.1%	22.3%	1.2%
Louisiana	22.9%	19.0%	17.7%	18.1%	0.4%
United States	12.8%	12.0%	13.8%	12.5%	-1.3%

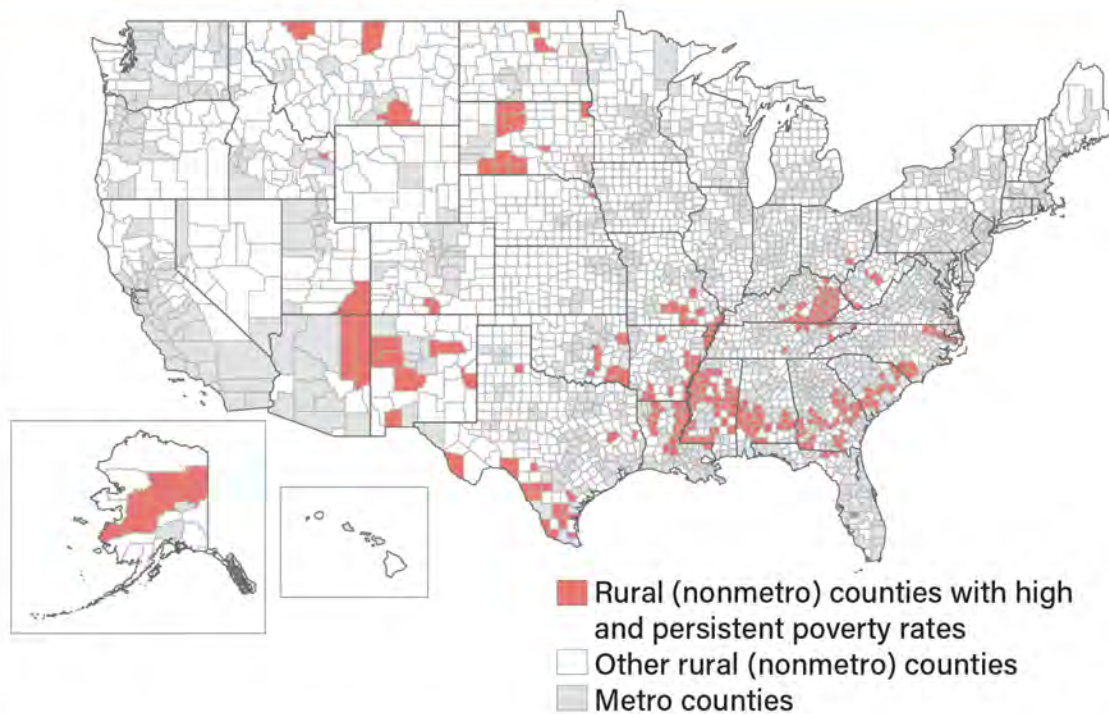
Sources: US Census 1990, 2000, 2010; US Census ACS 5-year 2016-2020

West Monroe is located in a persistent poverty parish. Persistent poverty counties (or parishes) are counties/parishes that have had poverty rates of 20 percent or greater for at least 30 years. Since Ouachita Parish has maintained a poverty rate of 20 percent or greater since 1990, it is considered a persistent poverty parish which also designates West Monroe a persistent poverty area.

See the Congressional Research Service's report titled "[The 10-20-30 Provision: Defining Persistent Poverty Counties](#)" for more information.

High and persistent poverty rates in U.S. rural counties, 2019

USDA Economic Research Service
U.S. DEPARTMENT OF AGRICULTURE



Notes: **High and persistent poverty county** = county designated as persistent poverty (over the 30-year period ending with 2007-11) in the USDA, Economic Research Service County Typology Codes 2015 edition and high poverty in the current period (2015-2019). Nonmetro (rural) status determined by 2013 metropolitan area designations from the U.S. Office of Management and Budget.

Source: USDA, Economic Research Service using 1980, 1990, and 2000 decennial census data and American Community Survey 5-year estimates for 2007-2011 and 2015-2019.

employment

Unemployment Rate

Ouachita Parish generally has a lower unemployment rate than Louisiana.

According to unemployment rates calculated by the U.S. Bureau of Labor Statistics Ouachita Parish (7.7 percent) and Louisiana (7.5 percent) were not nearly as impacted by the Great Recession compared to the United States (9.6 percent). Although the national economy and state and local economies are still recovering from the COVID-19 pandemic, Ouachita Parish (3.6 percent) has maintained a lower unemployment rate than Louisiana (4.3 percent) and, as of March 2022, maintains a lower unemployment rate compared to the country (3.8 percent) as a whole. Unemployment data for the City of West Monroe alone is not available.

	Unemployment Rate				
	1990	2000	2010	2022	Percent Change (2010 to 2022)
Ouachita Parish	5.5%	4.6%	7.7%	3.6%	-4.1%
Louisiana	6.2%	5.2%	7.5%	4.3%	-3.2%
United States	5.6%	4.0%	9.6%	3.8%	-5.8%

*Data includes January-March 2022 only based on availability

Sources: US Bureau of Labor Statistics



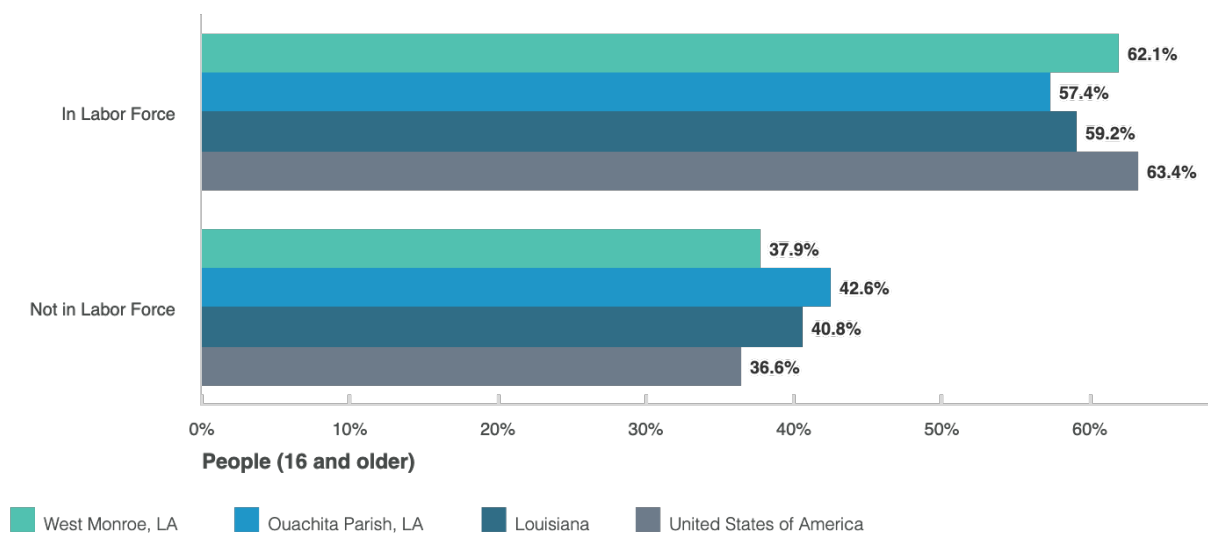
Source: <https://fred.stlouisfed.org/series/LAQUAC2URN>

CONTINUED ON THE NEXT PAGE >

Labor Force Participation Rate

West Monroe's labor force participation rate is nearly on par with the rest of the country. According to the U.S. Bureau of Labor Statistics (BLS), the labor force participation rate is defined as "the percentage of the civilian non-institutional population 16 years and older that is working or actively looking for work". It is an important labor market measure because it represents the relative amount of labor resources available for the production of goods and services. In comparison to Ouachita Parish (57.4 percent) and the state (59.2 percent), West Monroe has the highest labor force participation rate with 62.1 percent of its population (16 years and older) either working or actively looking for work. However, West Monroe's labor force participation rate falls below the nation (63.4 percent) slightly which demonstrates some inefficiencies in the local labor market.

Participation in Labor Force



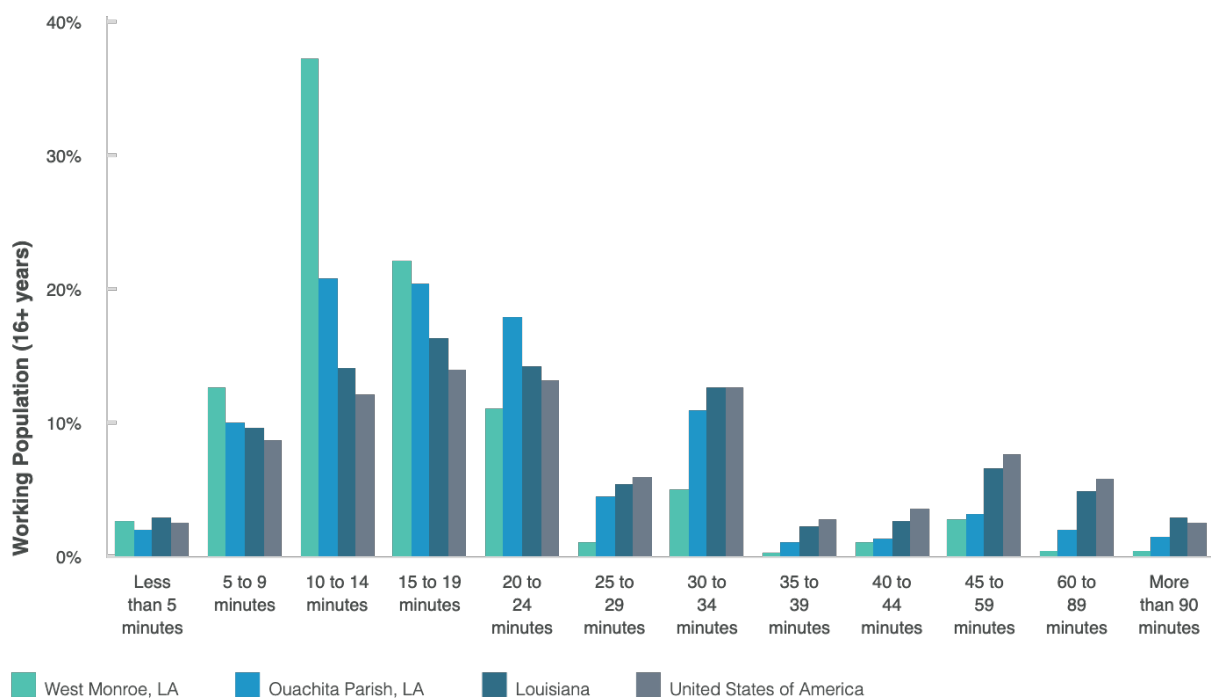
Sources: US Census Bureau ACS 5-year 2016-2020

CONTINUED ON THE NEXT PAGE >

Commute Times

West Monroe residents experience shorter commutes to work than those who live in the parish and state. More than half of West Monroe's working population commutes less than 15 minutes to their workplace, which is significantly more than the parish (33.2 percent), state (26.9 percent), and country (23.7 percent). Only four percent of West Monroe's working population commutes to work for 45 minutes or longer, which is substantially less compared to the parish (6.9 percent), state (14.7 percent), and country (16.3 percent).

Commute Time to Work

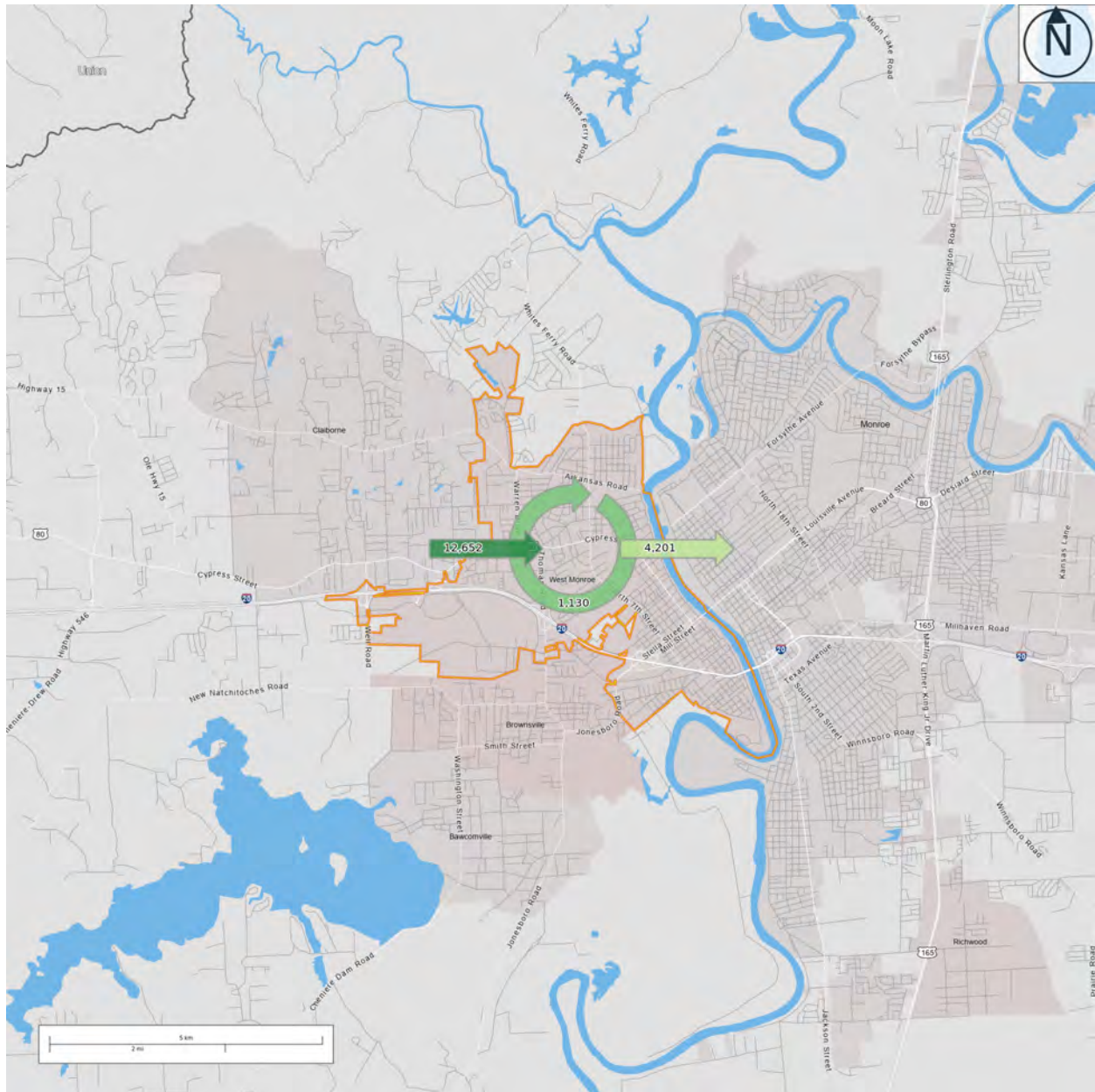


Sources: US Census Bureau ACS 5-year 2016-2020

CONTINUED ON THE NEXT PAGE >

Inflow and Outflow

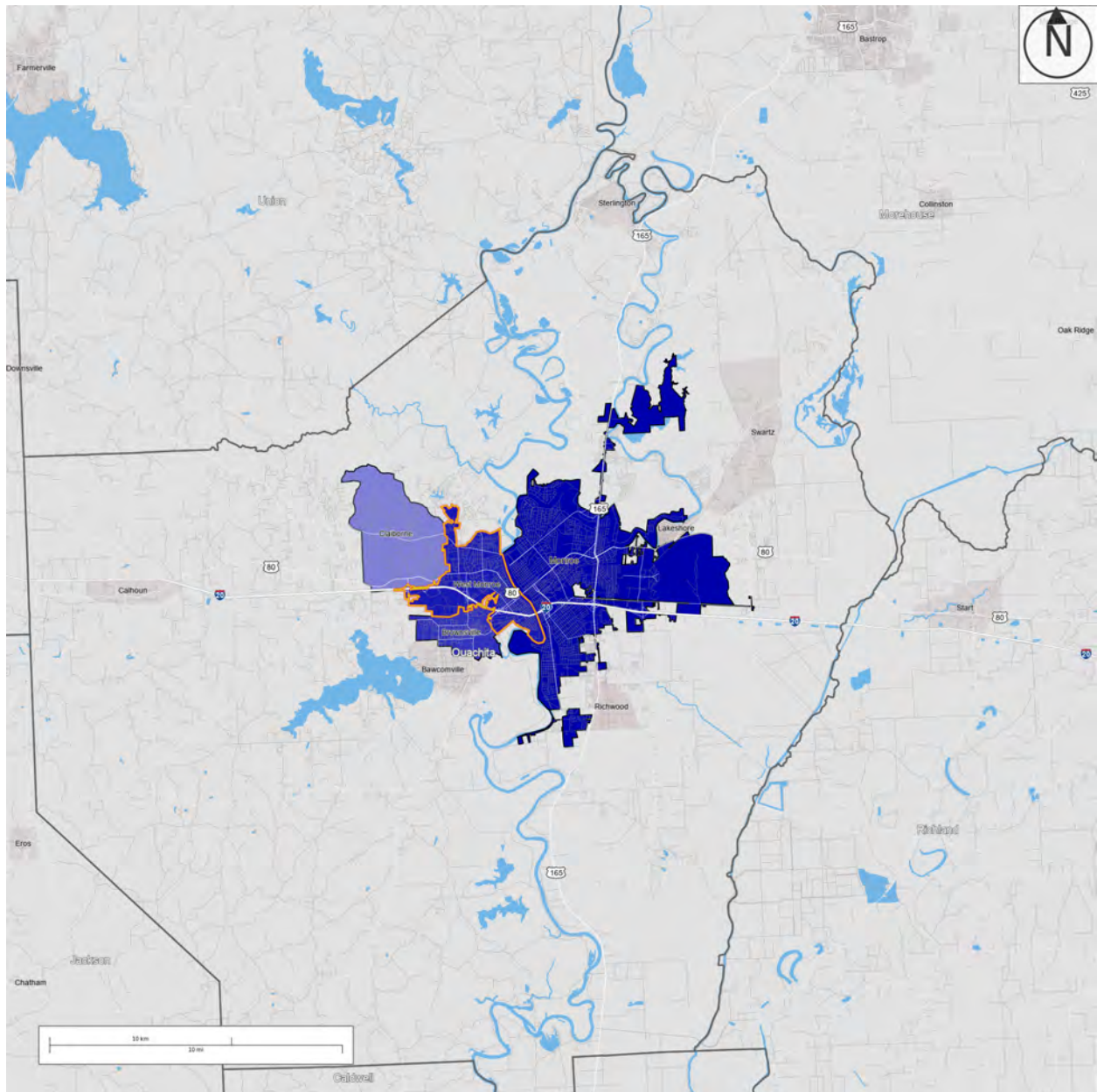
West Monroe has more people that commute to work in the city than leave to work elsewhere. According to the U.S. Census Bureau's OnTheMap tool West Monroe has a net inflow of workers. 12,652 people that live outside of West Monroe are employed in the city, and an additional 1,130 people are both living and employed in West Monroe. There are only 4,201 people who live in West Monroe but are employed elsewhere.



CONTINUED ON THE NEXT PAGE >

Work Destinations

West Monroe residents work primarily in Ouachita Parish. According to the U.S. Census Bureau's OnTheMap tool 72.8 percent of West Monroe residents who work do so in Ouachita Parish. Approximately 38.6 percent of those residents work in the City of Monroe and 21.2 percent work in the City of West Monroe. Additionally 13 percent of West Monroe residents work in other counties/parishes and 27 percent work in other cities beyond the top 10 listed, respectively.



CONTINUED ON THE NEXT PAGE >



Work Destinations by County/Parish (2018)		
County/Parish	Number	Percent
Ouachita Parish, LA	3,878	72.8%
Lincoln Parish, LA	170	3.2%
Caddo Parish, LA	122	2.3%
East Baton Rouge Parish, LA	117	2.2%
Richland Parish, LA	70	1.3%
Bossier Parish, LA	60	1.1%
Morehouse Parish, LA	57	1.1%
Lafayette Parish, LA	55	1.0%
Harris County, TX	55	1.0%
Jefferson Parish, LA	52	1.0%
All Other Counties/ Parishes	695	13.0%
Total	5,331	100.0%

Work Destinations by City		
County/Parish	Number	Percent
Monroe, LA	2,055	38.6%
West Monroe, LA	1,130	21.2%
Brownsville CDP, LA	154	2.9%
Ruston, LA	135	2.5%
Shreveport, LA	115	2.2%
Claiborne CDP, LA	96	1.8%
Baton Rouge, LA	77	1.4%
Bossier City, LA	50	0.9%
Lafayette, LA	44	0.8%
Houston, TX	35	0.7%
All other cities	1,440	27.0%
Total	5,331	100.0%

housing

Owner vs. Renter Occupied

Homeownership has decreased substantially in West Monroe since 1990. According to the U.S. Census Bureau's 2016-2020 American Community Survey 5-year estimates, 39.3 percent of West Monroe residents own their home and 60.7 percent of residents rent their dwelling. These figures are vastly different in comparison to Ouachita Parish (60% owner / 40% renter), Louisiana (66.6% owner / 33.4% renter), and the United States (64.4% owner / 35.6% renter) overall. In 1990, 58.3 percent of West Monroe residents owned their homes.

	Renter vs. Owner Occupancy							
	Owner (1990)	Renter (1990)	Owner (2000)	Renter (2000)	Owner (2010)	Renter (2010)	Owner (2016-2020)	Renter (2016-2020)
West Monroe	58.3%	42.3%	57.2%	47.9%	46.7%	53.7%	39.3%	60.7%
Ouachita Parish	64.8%	35.2%	64.1%	35.9%	61.2%	38.8%	60.0%	40.0%
Louisiana	65.9%	34.1%	67.9%	32.1%	67.2%	32.8%	66.6%	33.4%
United States	64.2%	35.8%	66.2%	33.8%	65.1%	34.9%	64.4%	35.6%

Sources: US Census Bureau ACS 5-year 2016-2020

Median Home Value

West Monroe's median home value is increasing, but still more affordable than the parish, state, and country. According to the U.S. Census Bureau's 2016-2020 American Community Survey 5-year estimates, West Monroe's median home value is \$127,500. In the 2010 Census, West Monroe's median home value was \$106,285, which is a 16.64 percent increase compared to the 2016-2020 estimates. West Monroe realized the lowest percentage change in median home value between 2010 and 2020 compared to the parish, state and country, but only lagged behind the United States by 2.33 percent.

	Median Home Value				
	1990	2000	2010	2016-2020	Percent Change (2010 to 2020)
West Monroe	\$48,991.00	\$74,549.00	\$106,285.00	\$127,500.00	16.64%
Ouachita Parish	\$54,987.00	\$82,799.00	\$114,695.00	\$150,200.00	23.64%
Louisiana	\$58,000.00	\$85,000.00	\$135,400.00	\$168,100.00	19.45%
United States	\$79,100.00	\$111,800.00	\$186,200.00	\$229,800.00	18.97%

Sources: US Census Bureau ACS 5-year 2016-2020

CONTINUED ON THE NEXT PAGE >



Monthly Rent

West Monroe's monthly home rent is generally more affordable compared to the parish, state, and country. According to the U.S. Census Bureau 61.1 percent of West Monroe residents pay \$500 to \$999 on monthly rent, compared to Ouachita Parish (56.3 percent), Louisiana (45.8 percent), and the United States (32.7 percent). Nearly 17 percent of West Monroe residents pay \$499 or less on monthly rent compared to Ouachita Parish (16.3 percent) and the state (11.9 percent).

	Monthly Home Rent							
	\$200 or less	\$200 to \$299	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 to \$1,499	\$1,500 to \$1,999	\$2,000 or more
West Monroe	0.0%	7.8%	8.8%	35.6%	25.5%	10.5%	2.1%	2.5%
Ouachita Parish	1.0%	4.4%	10.9%	26.8%	29.5%	16.4%	2.1%	0.9%
Louisiana	1.2%	3.5%	7.2%	18.6%	27.2%	24.0%	5.6%	2.1%
United States	0.9%	2.6%	4.9%	13.4%	19.3%	28.7%	14.2%	11.0%

Sources: US Census Bureau ACS 5-year 2016-2020

A photograph of a bridge over a river. The bridge has a concrete deck and a steel truss structure. In the background, there are buildings and trees. The sky is overcast.

CHAPTER 4:

COMMUNITY CHARACTER & LAND USE

guiding principles

- Promote quality new development that is balanced to cultivate a healthy, livable community
- Protect and improve existing neighborhoods
- Maintain consistent, equitable, and transparent land use decisions
- Preserve and enhance downtown cultural and historic districts
- Foster a safe and clean environment



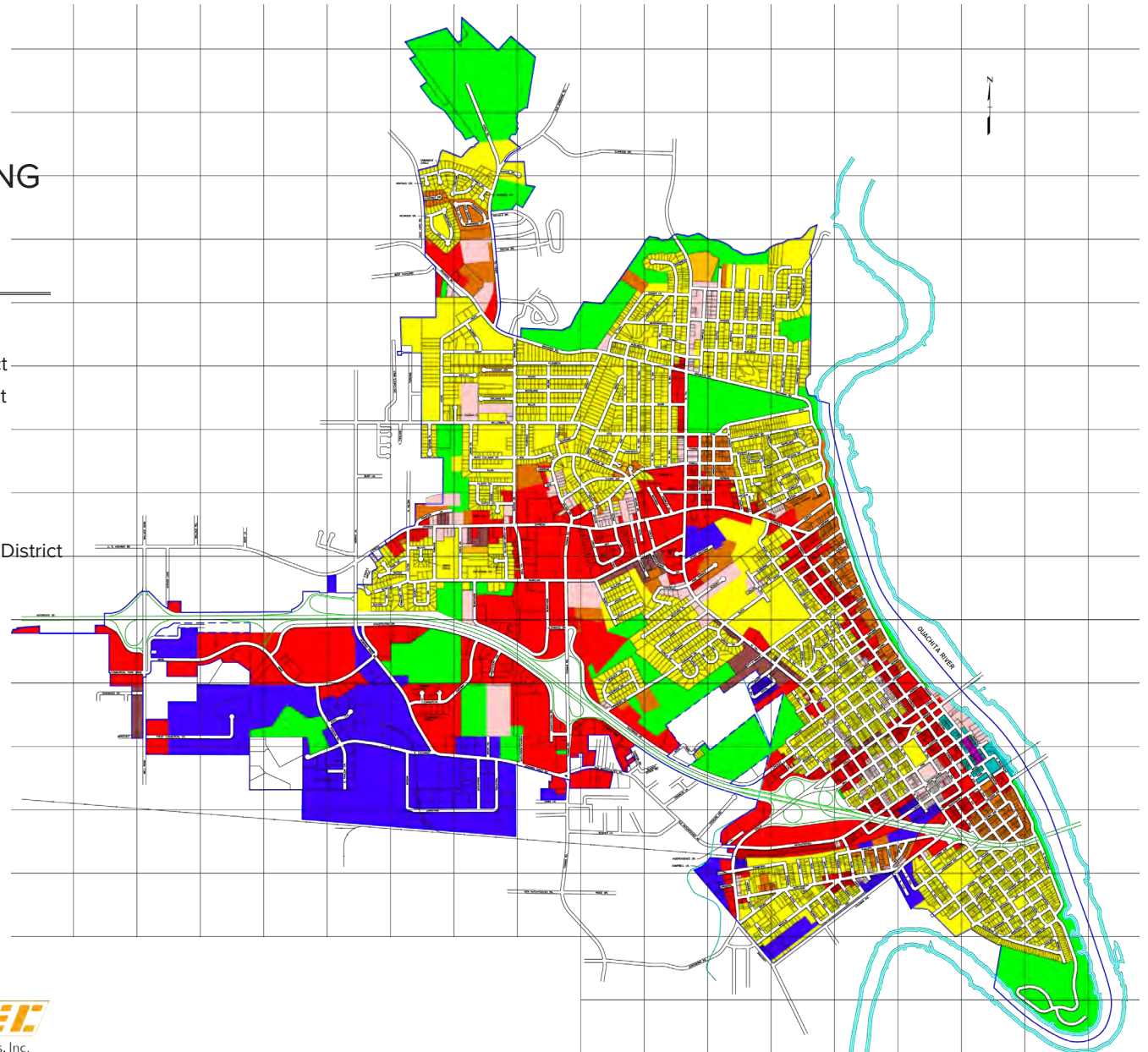
existing land use map



EXISTING LAND USE AND ZONING PLAN, JULY 2021

MAP LEGEND

	R-1	One Family Residential District
	R-2	Multiple Family Residential District
	R-1H	Higher Density Residential District
	B-1	Traditional Business District
	B-2	Business Park District
	B-3	General Business District
	B-4	Downtown Development District
	CB-4	Central Downtown Development District
	I-1	Light to Heavy Industrial District
	O-L	Open Land Districts



*This land use map is not to scale and subject to change.
Zoning-related decisions require prior approval from the
West Monroe Planning Commission and the City of West
Monroe's Board of Alderman.*



















Civil & Environmental Consultants, Inc.

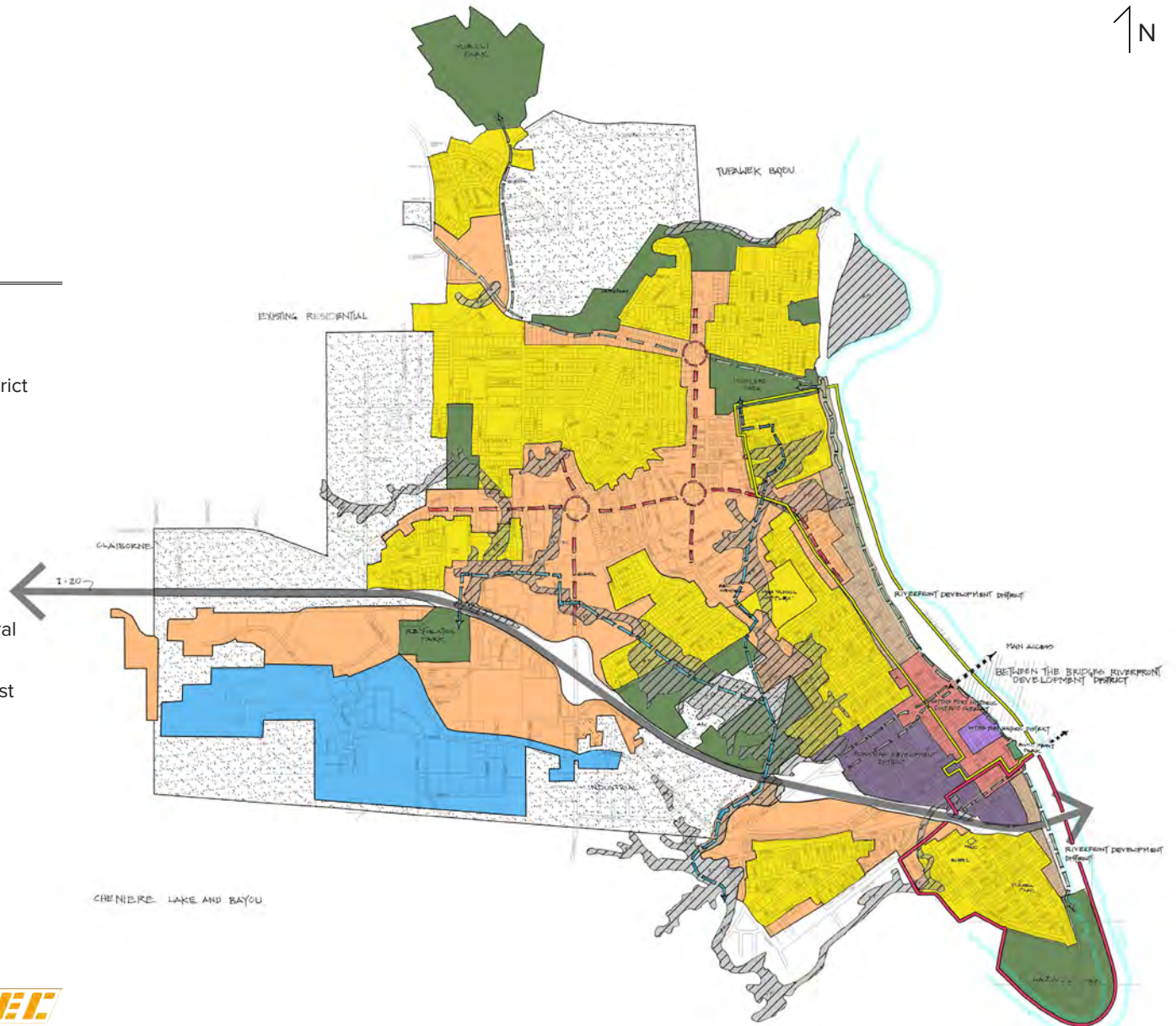
future vision map



PROPOSED LAND USE AND ZONING CONCEPT

MAP LEGEND

-  Cotton Port Historic District
-  Cotton Port Historic District Overlay
-  Between the Rivers Development District
-  Downtown Development District
-  Riverfront Development District
-  Commercial Districts
-  Neighborhoods
-  Industrial District
-  Park and Pedestrian Bike Linkages
-  Floodplain / Floodzone
-  Opportunities for Future Growth Central
-  Business Development District South
-  Riverfront Cultural District Overlay West
-  Monroe Cultural District Overlay
-  Proposed Pedestrian Linkage
-  Proposed West Monroe Greenway



This land use map is not to scale and subject to change. Zoning-related decisions require prior approval from the West Monroe Planning Commission and the City of West Monroe's Board of Alderman.



Civil & Environmental Consultants, Inc.

future vision map (cont.)



Cotton Port Historic District



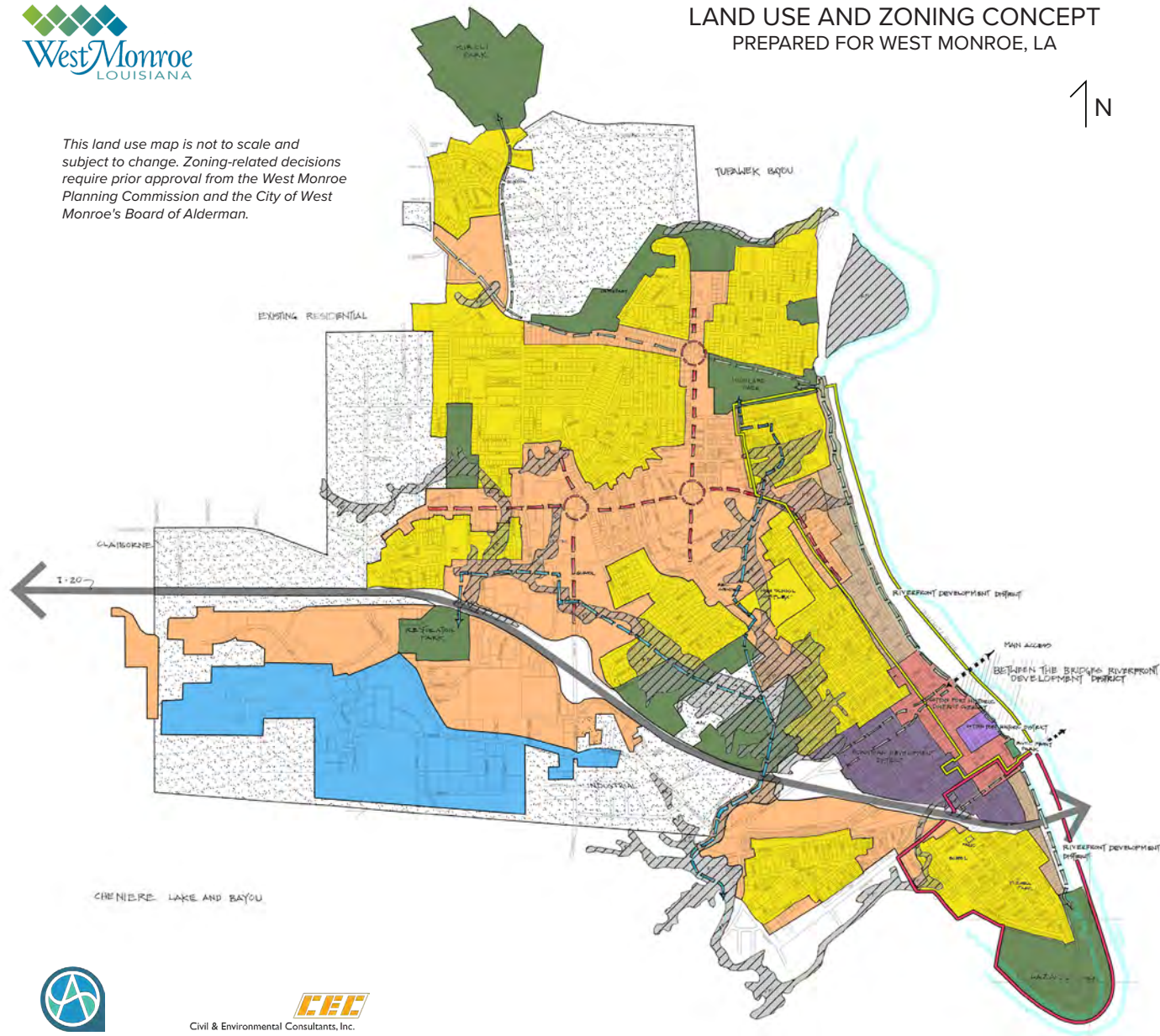
Downtown Development District



Transitional Commercial District



This land use map is not to scale and subject to change. Zoning-related decisions require prior approval from the West Monroe Planning Commission and the City of West Monroe's Board of Alderman.



Residential Neighborhoods



Between the Rivers Development Zone



West Monroe Greenway

goals, objectives & strategies

Goal 1: West Monroe creates and maintains unified zoning districts that protect the intended, distinct character of each district.

Objective 1: Clarify and refine the existing land use plan to align with the collective needs of the public and city.

- **Strategy 1:** Analyze the existing land use and zoning plan to identify areas needing further clarification from both a government and public perspective.
- **Strategy 2:** Create a revised land use and zoning plan containing unified zoning districts*.

**The boundaries of these districts must be clearly defined and permitted land uses within each district expanded upon.*



Goal 2: West Monroe leverages its cultural and historic districts to promote similar development and growth in neighborhoods throughout the city.

Objective 1: Develop and sustain vibrant and unique Cultural and Historic Districts that attract visitors and foster economic development.

- **Strategy 1:** In phases, implement the downtown and riverfront park master plans to revitalize the historic downtown area and add unique attractions.
- **Strategy 2:** Analyze existing public amenities (i.e. roads, sidewalks, lighting, plantings, parks, etc.) and identify strategic improvements to support the Cultural and Historic Districts.

CONTINUED ON THE NEXT PAGE >

- **Strategy 3:** Implement identified improvements from the previous Strategy 2.
- **Strategy 4:** Collaborate with appropriate organizations to organize new and existing public events to further promote the Cultural and Historic Districts.

Objective 2: Capitalize on the development occurring within the Cultural and Historic Districts to support other areas of the city.

- **Strategy 1:** Create a unified architectural theme throughout West Monroe that draws upon the Cultural and Historic Districts; encourage new development to follow this identified theme.
- **Strategy 2:** Identify opportunities of development and amenities needed in other areas of the city to support the Cultural and Historic Districts.
- **Strategy 3:** Work with appropriate organizations to create an action plan around the opportunities identified in the previous Strategy 2 to sustain an integrated system of development and amenities that support and expand upon activity occurring in the Cultural and Historic Districts.

Goal 3: West Monroe uses its available natural resources to foster and sustain a multimodal trail network connecting residential neighborhoods to recreational amenities and the rest of the city.

Objective 1: Assess the existing pedestrian circulation network and address deficiencies in the system.

- **Strategy 1:** Conduct an analysis of the existing pedestrian circulation routes in the city, being sure to identify any barriers that prevent pedestrian use, such as safety concerns.
- **Strategy 2:** Based on the existing circulation analysis, investigate missed connection opportunities to essential locations within the city and identify areas where a new pedestrian path would be feasible and beneficial.
- **Strategy 3:** As needed, continually update and revise the city's Bicycle and Pedestrian Plan to address areas of concern (identified in Strategy 1) and the implementation of new pedestrian-centric routes (identified in Strategy 2).

CONTINUED ON THE NEXT PAGE >

Objective 2: Develop and maintain a system of water recreational opportunities to support the pedestrian circulation network.

- **Strategy 1:** Conduct an analysis of possible recreational opportunities along the Ouachita River, based on ideas discovered during past community visioning meetings.
- **Strategy 2:** Collaborate with appropriate organizations to implement and maintain desired water recreation activities.
- **Strategy 3:** Integrate the water recreation network with the pedestrian circulation network to create a fully integrated transportation system that emphasizes safety and connects residential neighborhoods to key locations within the city.

Objective 3: Develop and maintain a system of parks throughout the city that are integrated within the pedestrian circulation system.

- **Strategy 1:** Conduct an analysis of existing parks and identify opportunities for improvements, including new park development.
- **Strategy 2:** Collaborate with appropriate organizations to create a Parks and Recreation master plan for the city, including public input and professional recommendations.
- **Strategy 3:** Identify strategic priorities within the Parks and Recreation master plan and collaborate with appropriate organizations to implement these projects throughout the city.

strategic initiatives

- Improve existing city zoning ordinance
- Revise land use map to align with future vision map
- Establish ordinance to regulate short-term rentals (ex. Airbnb)
- Establish architectural and landscaping standards for commercial properties and newly constructed residential units
- Pursue annexation of nearby areas when and where the majority of residents support it
- Develop a Parks and Recreation master plan





guiding principles

- Offer diverse housing types for people of all socioeconomic backgrounds
- Maintain design standards for quality residential development
- Develop walkable neighborhoods with connectivity to public amenities
- Ensure residential properties and neighborhoods are properly maintained
- Proactively prepare for residential growth



goals, objectives & strategies

Goal 1: West Monroe offers a variety of housing options for all people.

Objective 1: Continually assess existing housing stock and range of affordability levels for current residents.

- **Strategy 1:** Conduct a [housing needs assessment](#) every five years to analyze the existing housing supply and demand and project future needs.
- **Strategy 2:** Based on the housing needs assessment, develop a housing action plan to determine the appropriate strategies to address gaps.

Objective 2: Identify and address barriers for developers, prospective homeowners, and renters.

- **Strategy 1:** Utilizing the city's existing Housing Taskforce, develop and publish a survey for developers, current homeowners, prospective homeowners, and renters, respectively, to assess their housing-related challenges.
- **Strategy 2:** Collaborate with the West Monroe Housing Authority to develop a comprehensive guide for housing-related programs and resources for developers, prospective homeowners, current homeowners, renters, and homeless individuals.

Objective 3: Develop and maintain a wide range of housing types across all affordability levels throughout the city.

- **Strategy 1:** Under certain conditions, allow for the diversification of housing types in select single-family districts to increase density and offer a wider range of residential options.
- **Strategy 2:** Improve city-owned land to encourage new residential development.
- **Strategy 3:** Identify and acquire public and/or private funding to capitalize a Revolving Loan Fund (RLF) to encourage developers to build new housing units and residents to rehabilitate existing units.
- **Strategy 4:** Collaborate with the West Monroe Housing Authority and local lending institutions to establish and offer home ownership resources for current and future residents.



Goal 2: West Monroe neighborhoods are safe, connected, and well maintained.

Objective 1: Build awareness of existing and/or updated municipal code to encourage greater cooperation among residents.

- **Strategy 1:** Develop a webpage for Frequently Asked Questions (FAQ) related to residential zoning.
- **Strategy 2:** Develop and publish an interactive map online with residential districts and their corresponding zoning regulations.
- **Strategy 3:** Host an open house for residents every quarter or semiannually to provide an overview of the existing zoning ordinance, answer related questions, and solicit input for future improvements.

Objective 2: Maintain consistent design standards in residential neighborhoods to preserve and enhance community character.

- **Strategy 1:** Leverage the cultural district program to catalyze investment, revitalization, and preservation of eligible structures.

Objective 3: Expand and promote community policing efforts in all neighborhoods and districts throughout the city.

- **Strategy 1:** Adequately staff and sustain West Monroe Police Department's "Community Police" unit to foster positive relationships with residents and businesses.
- **Strategy 2:** Continue offering the Citizen's Police Academy, with expanded outreach to historically marginalized groups.



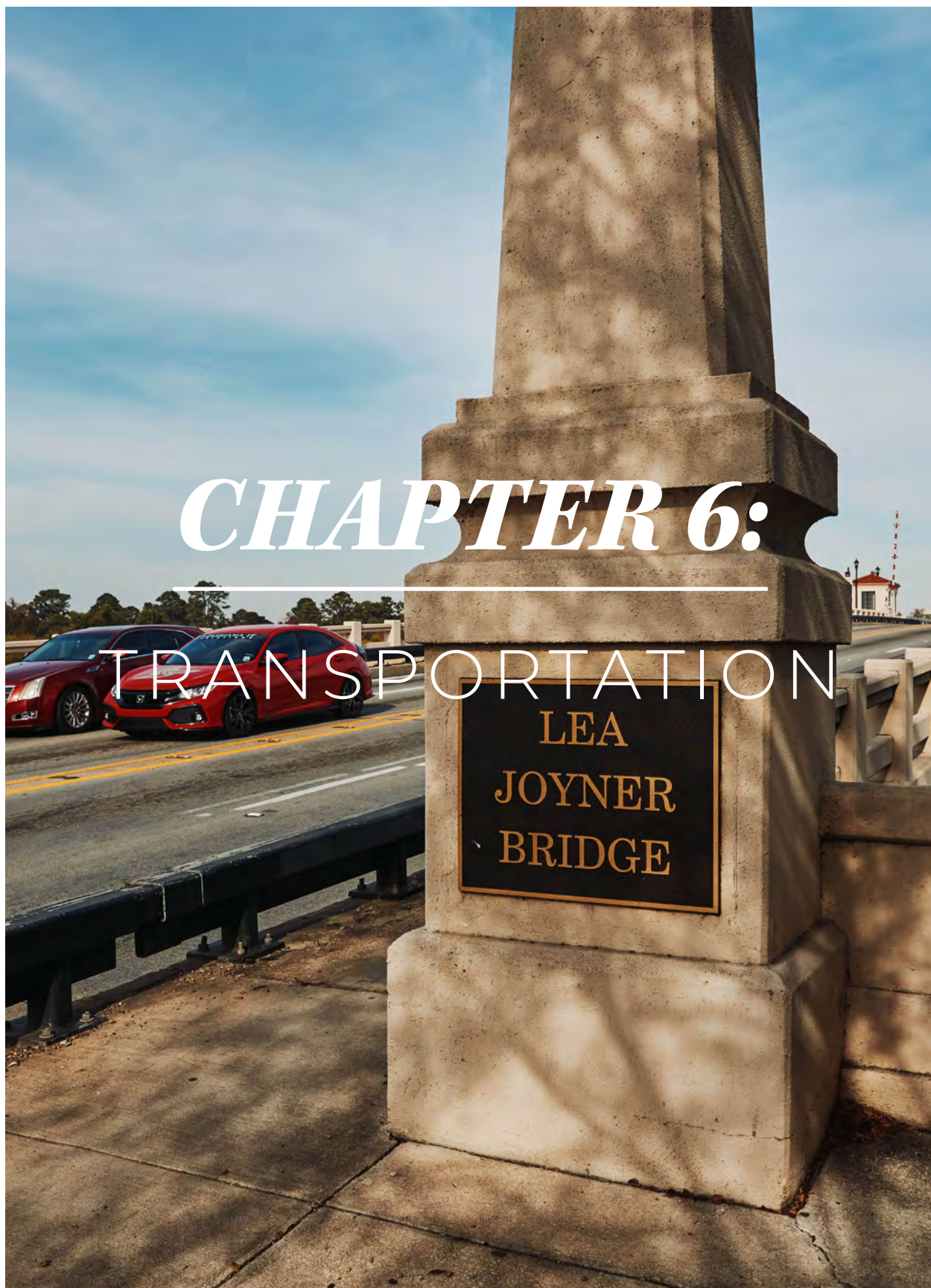
Goal 3: Housing development in West Monroe is consistent with its future vision map and accommodates residential growth.

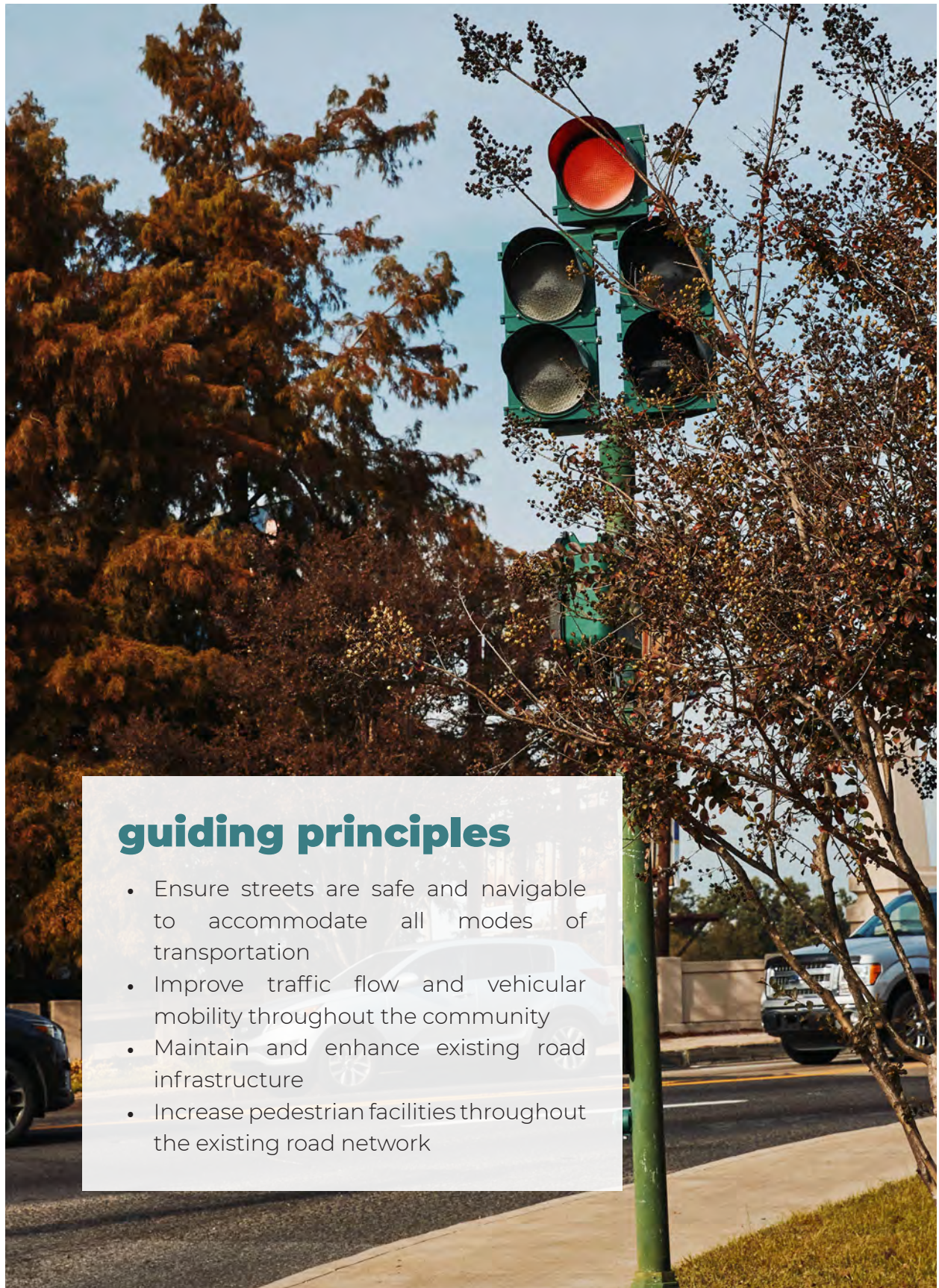
Objective 1: Monitor residential development throughout the city to accommodate short-term and long-term housing needs and supply of land.

- **Strategy 1:** Within the city's Capital Improvement Plan (CIP), ensure public infrastructure and related facilities are accounted for in areas that are anticipated to support future residential development and growth.

strategic initiatives

- Establish a home ownership program in the South Riverbend Cultural District and throughout other parts of the city
- Leverage private funding to develop incentive program(s) that catalyze rehabilitation of residential structures within West Monroe's two cultural districts
- Establish a Revolving Loan Fund (RLF) for new housing development and/or rehabilitation of existing units
- Develop new residential area in Highland Park
- Establish a land bank program to stimulate development throughout the city





guiding principles

- Ensure streets are safe and navigable to accommodate all modes of transportation
- Improve traffic flow and vehicular mobility throughout the community
- Maintain and enhance existing road infrastructure
- Increase pedestrian facilities throughout the existing road network

goals, objectives & strategies

Goal 1: West Monroe offers safe and reliable transportation options to accommodate all users.

Objective 1: Assess and address traffic, access, and safety challenges throughout the local transportation network.

- **Strategy 1:** Redesign corridors and areas with existing safety and security needs (Source: 2045 Metropolitan Transportation Plan).
- **Strategy 2:** Reduce roadway congestion and delay by making more areas throughout the city more accessible by non-vehicular modes of transportation.
- **Strategy 3:** Reduce demand for roadway expansion by using technology to efficiently and dynamically manage roadway capacity (Source: 2045 Metropolitan Transportation Plan).
- **Strategy 4:** Coordinate with state and local stakeholders to improve enforcement of traffic regulations, transportation safety education, and emergency response (Source: 2045 Metropolitan Transportation Plan).

Objective 2: Plan, design, and build streets that accommodate both vehicular and non-vehicular modes of transportation.

- **Strategy 1:** Incorporate technology, such as traffic sensors, to accommodate a safer and more efficient transportation network.
- **Strategy 2:** Implement all phases of the Bicycle and Pedestrian Plan.
- **Strategy 3:** When possible, incorporate complete streets elements into the design and construction of future transportation infrastructure projects.

Objective 3: Expand promotion of the West Ouachita Public Transit system to increase ridership among eligible users.

- **Strategy 1:** Collaborate with other public and private partners to promote the city's public transit program and how it works to dispel misinformation about its purpose (i.e. not only for senior citizens).

Goal 2: West Monroe maintains and maximizes its existing transportation system.

Objective 1: Develop and maintain an updated Transportation Asset Management Plan (TAMP) to proactively address local infrastructure needs.



- **Strategy 1:** Collaborate with partner agencies, such as North Delta Regional Planning and Development District, to develop and maintain an updated TAMP to assess evolving changes in the condition, budget, risks, constraints, and strategic priorities of transportation assets.
- **Strategy 2:** Prioritize transportation infrastructure projects based on need and funding availability.

Goal 3: West Monroe plans, designs, and constructs transportation infrastructure to accommodate projected development and growth consistent with its future vision map.

Objective 1: Coordinate regionally-significant transportation improvement projects with the Louisiana Department of Transportation and Development (LDOTD), North Delta Regional Planning and Development District, and other relevant public bodies.

CONTINUED ON THE NEXT PAGE >

- **Strategy 1:** Incorporate priority projects in the Metropolitan Transportation Plan.
- **Strategy 2:** Maintain consistent communication with LDOTD to provide updates for ongoing projects and anticipated future project needs.

Objective 2: Adopt a complete streets policy to ensure future transportation infrastructure improvements accommodate all modes of transportation.

- **Strategy 1:** Evaluate the complete streets criteria to ensure the city can meet expectations for future transportation infrastructure projects.
- **Strategy 2:** Authorize the adoption of a complete streets policy during a city council meeting.

strategic initiatives

- Complete the multimodal transportation improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
 - Highland Park
 - Trenton Street Corridor
 - Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
 - Stella/Mill Gateway
 - Natchitoches Street
 - Coleman Corridor
- Complete multimodal connectivity projects at:
 - Highland Park, including walking trails and parking areas
 - Kiroli Park (i.e. Kiroli Road/Kiroli Road Bridge), including bridge replacement, new sidewalks along Kiroli Road from Post Oak Apartments to Arkansas Road, and installation of pedestrian crossing (signals, signs, and striping) at Kiroli Elementary School
- Develop a multimodal connectivity plan for the entire city to identify specific locations for shared use paths and wider sidewalks for pedestrians, cyclists, and other non-vehicular traffic

CONTINUED ON THE NEXT PAGE >

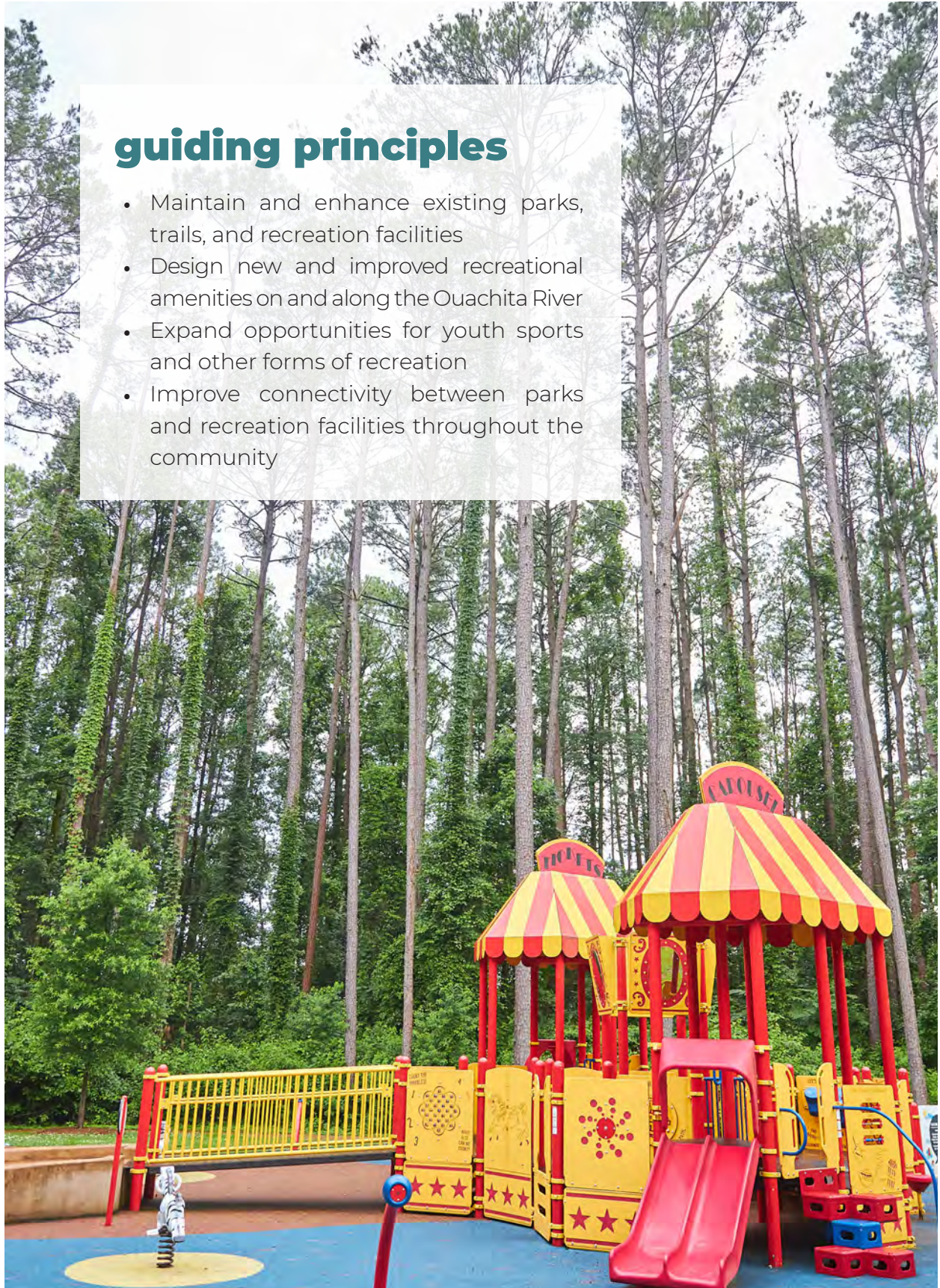


- Improve transportation infrastructure throughout the city, including the following projects:
 - Realignment of Coleman Avenue at the Endom Bridge intersection
 - Otis Street: mill and overlay and bike/pedestrian path
 - Natchitoches Street: mill and overlay, drainage, and bike lane
 - Downtown: additional parking spaces and central garbage drop location
 - Coleman Avenue and Montgomery Avenue: new railroad signals
 - Mane Street: mill and overlay from Downing Pines to interchange
 - Constitution Drive: pulverize and rebuild road base and pavement
 - Arlene Street: construct sidewalks near Highland Elementary School area
 - Tupawek Drive: construct sidewalks near Kiroli Elementary School area



guiding principles

- Maintain and enhance existing parks, trails, and recreation facilities
- Design new and improved recreational amenities on and along the Ouachita River
- Expand opportunities for youth sports and other forms of recreation
- Improve connectivity between parks and recreation facilities throughout the community



goals, objectives & strategies

Goal 1: West Monroe offers a wide range of outdoor and indoor recreation amenities.

Objective 1: Develop, maintain, and enhance the existing parks system throughout the city.

- **Strategy 1:** Develop a parks and recreation plan to take inventory of existing assets such as facilities, activities, and programs.
- **Strategy 2:** In the parks and recreation plan, curate a list of safety and accessibility concerns as well as opportunities and needs for each facility.
- **Strategy 3:** Incorporate facility needs such as maintenance, improvements, and new development in the city's Capital Improvement Plan (CIP).

Objective 2: Enhance existing recreation center(s) and develop new indoor facilities in other parts of the city.

- **Strategy 1:** Based on public input, make facility and programming improvements at The Rec at 7th Square.
- **Strategy 2:** Collaborate with other public and private partners to advance the West Monroe Sports Complex development near the Ike Hamilton Exposition Center.
- **Strategy 3:** Incorporate facility needs such as maintenance, improvements, and new development in the city's CIP.

Objective 3: Design new recreational facilities and programs to support popular youth sports.

- **Strategy 1:** Identify recreational facilities and programming gaps throughout the city.
- **Strategy 2:** Solicit feedback from residents to determine new program offerings into the city's parks and recreation system.
- **Strategy 3:** Collaborate with the Ouachita Parish Police Jury and West Ouachita Recreation District to determine potential locations for new recreational facilities, such as soccer, baseball, and football fields.
- **Strategy 4:** Collaborate with the Ouachita Parish Police Jury and West Ouachita Recreation District to promote local leagues to expand participation in youth sports.

Goal 2: West Monroe leverages the Ouachita River as a unique recreational asset.

Objective 1: Develop and maintain various access points along the Ouachita River.

- **Strategy 1:** Incorporate potential access points along the Ouachita River in the riverfront master plan, a component of Ouachita Parish’s Brownfields Revitalization Plan.
- **Strategy 2:** Ensure river access points are clearly marked and provide adequate safety precautions for consumers.
- **Strategy 3:** Collaborate with private landowners, specifically downtown businesses, to create multiple access points along the river.

Objective 2: Facilitate recreational programming and entertainment on the Ouachita River to attract residents and visitors.

- **Strategy 1:** Advance the development of riverfront park.
- **Strategy 2:** Collaborate with businesses in the outdoor recreation industry (ex. outfitters) to offer a broad range of water-based and river-adjacent activities on the Ouachita River.
- **Strategy 3:** Collaborate with downtown businesses and other key stakeholders to host regular events on and along the Ouachita River.

Goal 3: West Monroe provides equitable access to a family-friendly parks and recreation system.

Objective 1: Design and construct a trails system connecting recreational amenities to neighborhoods throughout the city.

- **Strategy 1:** Continue implementation of the city’s Bicycle and Pedestrian Plan.
- **Strategy 2:** Upon completion of the first phase of the city’s Bicycle and Pedestrian Plan, establish priorities for the following phase(s) in accordance with the 2045 Metropolitan Transportation Plan.
- **Strategy 3:** Identify connectivity gaps from neighborhoods to recreational amenities, especially in more economically disadvantaged areas.

strategic initiatives

- Develop downtown riverfront park
 - Install a marina
 - Build a fishing dock
 - Facilitate river activities, such as kayaking and stand up paddle boarding
 - Rehabilitate existing structure on site to incentivize private enterprise on the riverfront
 - Construct an amphitheater for events
- Make improvements to Kiroli Park
 - Repave trails
 - Enhance conservatory
 - Renovate dog park
 - Construct additional park entrance
- Continue development of Highland Park
 - Construct a parking lot, install public bathroom facilities, and build more recreational amenities surrounding the wetland trails
- Make improvements to Lazzarre Park
 - Leverage the South Riverfront Cultural District to explore various uses and programming at Lazzarre Park
- Make improvements to Gator Park
 - Install additional lights and cameras
 - Develop and facilitate recreational programming, such as the addition of potential basketball hoops
- In collaboration with community champions, make improvements to all neighborhood parks, including:
 - A.C. Facen Memorial Park
 - Brian Smith Memorial Park
- Make improvements to Brady Field
 - Enhance existing facilities
 - Construct more practice fields for soccer
- Collaborate with the Ouachita Parish Police Jury and West Ouachita Recreation District to offer new recreational programming (indoor and outdoor) for people of all ages and abilities





CHAPTER 8:

ECONOMIC DEVELOPMENT

guiding principles

- Promote and support local small businesses
- Create and retain high quality jobs for working-age individuals
- Provide job training opportunities for job seekers, incumbent workers, and new entrants to the workforce
- Foster a business friendly environment for existing industry and new prospects
- Strengthen partnerships between government, industry/businesses, and academic institutions to align and collectively pursue strategic priorities



goals, objectives & strategies

Goal 1: West Monroe's economy is strategically diversified.

Objective 1: Develop and maintain a local economic development strategy consistent with North Delta Regional Planning and Development District's Comprehensive Economic Development Strategy (CEDS).

- **Strategy 1:** Assess key industry sectors, labor market, entrepreneurial ecosystem, and strategic partnerships to strengthen economic development efforts.
- **Strategy 2:** Identify available land and real estate for new business.
- **Strategy 3:** Assess and promote public infrastructure and multimodal assets to industry.
- **Strategy 4:** Formalize the city's business retention and expansion efforts.



Goal 2: West Monroe offers a business-friendly environment.

Objective 1: Establish a central hub of information that offers easy access to programs, resources, and information related to doing business in West Monroe.

- **Strategy 1:** Partner with the West Monroe-West Ouachita Chamber of Commerce and economic development organizations to develop an online-

CONTINUED ON THE NEXT PAGE >

based one-stop-shop that can be easily understood and navigated by existing businesses and budding entrepreneurs.

- **Strategy 2:** Encourage cross-promotion on multiple websites to drive small businesses and entrepreneurs to the one-stop-shop.

Objective 2: Reduce regulatory barriers, such as restrictive zoning and permitting processes, for businesses.

- **Strategy 1:** Authorize a “fast track” permitting program to streamline the regulatory and approval process for economically significant projects*.

**Note: all projects should be vetted using a pre-established criteria (ex. job creation, private capital investment, and taxable sales thresholds) and adhere to all municipal standards if approved for “fast track”.*

Objective 3: Promote a suite of potential economic development incentives for desired commercial and/or industrial development.

- **Strategy 1:** Curate a list of federal, state, and local incentives.
- **Strategy 2:** Collaborate with regional economic development organizations to create new and/or locate existing fact sheets for each incentive to provide an overview of the program, including benefits, eligibility, requirements, and a hyperlink to the original source for more information.

Goal 3: West Monroe catalyzes and sustains partnerships that strengthen regional economic development.

Objective 1: Collaborate with public, private, and nonprofit partners in Ouachita Parish and Northeast Louisiana to pursue regional economic development initiatives.

- **Strategy 1:** Establish a collective vision and strategic goals with regional partners.
- **Strategy 2:** Identify regional assets and resources (fiscal and physical).
- **Strategy 3:** Determine an agreed-upon approach for regional economic development initiatives, including anticipated collaborative projects for the next one to five years.
- **Strategy 4:** Expand the Picture This Capital Campaign to leverage private funds with federal and state grant programs, especially those programs requiring a cash match.

- **Strategy 5:** Collaborate with existing partners to sustain the Ouachita Parish Brownfield Coalition to support the redevelopment of abandoned, idle, or underutilized properties.

Goal 4: New commercial and industrial development in West Monroe is consistent with its future vision map and economic development priorities.

Objective 1: Monitor commercial and industrial development to accommodate short-term and long-term supply of land.

- **Strategy 1:** Evaluate opportunities for concentrated commercial and industrial development, in accordance with the city's future vision map, to establish density in areas of commerce.

Objective 2: Advance development and growth downtown.

- **Strategy 1:** Continue implementation of priority projects identified in West Monroe's Downtown Master Plan.



strategic initiatives

- Improve land to catalyze new commercial development in Highland Park
- Develop Pointe West to incentivize development of new businesses
- Complete construction of the indoor sports complex
- Partner with the West Monroe-West Ouachita Chamber of Commerce to develop a one-stop shop for small businesses and entrepreneurs
- Promote available incentives online to catalyze industrial and commercial development
- Establish a fast track permitting program
- Partner with economic development organizations and institutions of higher education to support job seekers and dislocated workers with workforce training and job opportunities
- Construct gateway signage to attract more customers to shop and dine downtown



guiding principles

- Maintain and improve existing water, wastewater, and drainage systems throughout the community
- Maintain and enhance the existing road network and bridges
- Prepare for anticipated capital improvements
- Increase investment in disaster mitigation efforts



goals, objectives & strategies

Goal 1: West Monroe maintains its existing public infrastructure network.

Objective 1: Continue to assess existing public infrastructure network and identify deficiencies.

- **Strategy 1:** In collaboration with Public Works and municipally-contracted civil engineers, continue to regularly assess all public infrastructure assets to determine existing conditions and specific deficiencies (if applicable).
- **Strategy 2:** Capture critical information about existing conditions of public infrastructure assets to provide the basis for capital planning, risk management, and operational budgeting.
- **Strategy 3:** In the city's GIS platform, incorporate all anticipated public infrastructure projects (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.) based on priority and need.

Objective 2: Prioritize and budget for short-term and long-term public infrastructure projects.

- **Strategy 1:** For each public infrastructure category (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.), prioritize all anticipated projects based on need, funding availability, and the city's CIP.
- **Strategy 2:** Based on upcoming projects list, estimate total project budgets and timeline (including design, permitting/approvals, bidding, and construction).
- **Strategy 3:** Identify funding sources for each public infrastructure project.
- **Strategy 4:** Estimate the amount of municipal funding needed for each project (ex. local match) and incorporate estimated costs into the city's annual budget.
- **Strategy 5:** Continue to advocate for federal and state funding for high priority projects.

Objective 3: Develop and update the city's CIP every three to five years.

- **Strategy 1:** Assess prior CIPs to determine shortcomings and/or long-term, multi-phased projects to include in the updated CIP.

CONTINUED ON THE NEXT PAGE >

- **Strategy 2:** Evaluate the city's financial outlook for the next three to five years.
- **Strategy 3:** Engage the public to determine their priorities for public infrastructure improvements.
- **Strategy 4:** Based on prior CIPs, financial constraints, and public priorities, revise the city's CIP with public infrastructure projects that are viable and align with the Citywide Master Plan.
- **Strategy 5:** Formally adopt the CIP each time it is revised.

Goal 2: West Monroe plans, designs, and constructs infrastructure improvements consistent with projected development and growth.

Objective 1: Ensure public infrastructure improvements align with West Monroe's future vision map.

- **Strategy 1:** When making decisions about public infrastructure projects, revisit the future vision map to ensure each proposed project is prioritized in accordance with anticipated development and growth.
- **Strategy 2:** Identify future sites for police, fire, and emergency services to serve areas with growing population centers and to ensure efficient and timely deployment of resources.
- **Strategy 3:** Advance public infrastructure projects that consider the impacts of climate change and promote equitable opportunity for all residents.



CONTINUED ON THE NEXT PAGE >

Objective 2: Assess environmental vulnerabilities and integrate disaster mitigation strategies into all public infrastructure projects.

- **Strategy 1:** Conduct risk assessments for each public infrastructure project to analyze potential events that could negatively impact residents, businesses, municipal assets, and environment.
- **Strategy 2:** Carefully analyze land use and zoning, flood plain and hazard maps, and other relevant information to assess potential risks and help mitigate disasters from occurring as a result of public infrastructure project(s).
- **Strategy 3:** Review and comply with all applicable federal, state, and local regulations before advancing public infrastructure projects.

Goal 3: West Monroe administers quality community services and maintains modern municipal facilities.

Objective 1: Assess, rehabilitate, and maintain municipal facilities to provide efficient delivery of public services to all residents.

- **Strategy 1:** Incorporate municipal facilities, including parks, community centers, and public transit, into the CIP to plan and budget annually for public service offerings, regular maintenance, and rehabilitation of facilities.
- **Strategy 2:** Each year, evaluate the cost of public services and facilities to determine whether the municipal budget can adequately support these services financially.

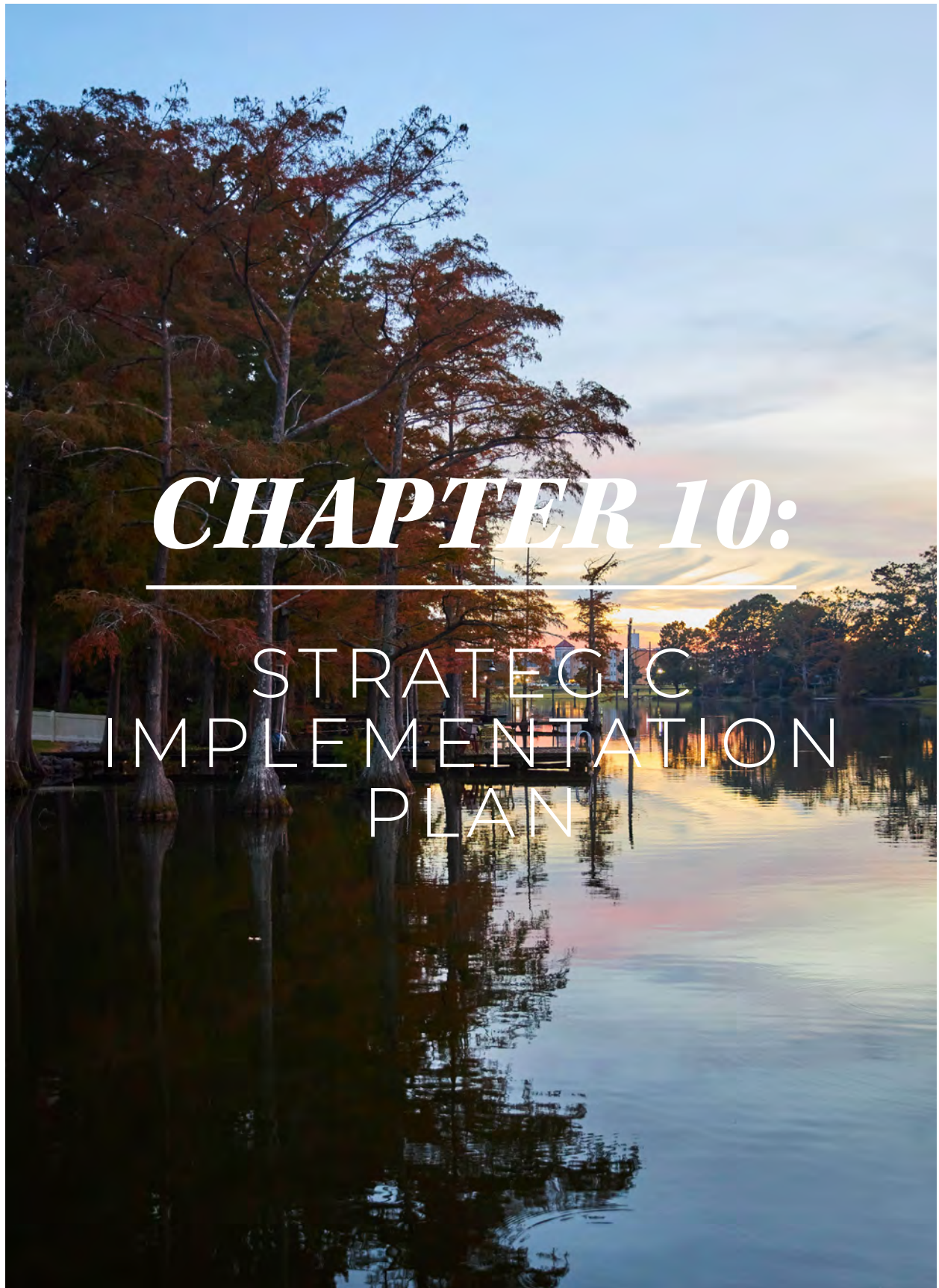
Objective 2: Evaluate and improve public service offerings to engage a broader range of residents.

- **Strategy 1:** Conduct regular surveys so residents can provide feedback regarding public service offerings.
- **Strategy 2:** Incorporate public feedback into the delivery of new and improved public services, within the parameters of the city's annual budget.



strategic initiatives

- On an annual basis, continue to develop and revise a CIP to prepare for the construction, maintenance, and replacement of public infrastructure and facilities
- Improve water, sewer, and drainage infrastructure throughout the city, including the following projects:
 - Update data in city's water system model for use in fire rating analysis
 - Rehabilitate the sanitary sewer lift stations on Drago Street and Austin Street
 - Make improvements to the Black Bayou Canal (including cleaning, widening, and armoring portions of the canal south of I-20)
 - Improve drainage (including cross drains, piping, and ditches) at the industrial park
- Enhance the city's existing street overlay program
- Implement the ADA Sidewalk Transition Plan
- Complete the utility improvements as identified by the multicomponent [Trenton Street Corridor Project](#), including:
 - Highland Park
 - Trenton Street Corridor
 - Downtown (as identified in the [Downtown West Monroe Streetscape Master Plan](#))
 - Stella/Mill Gateway
 - Natchitoches Street
 - Coleman Corridor
- Develop a broadband deployment and connectivity plan



CHAPTER 10:

STRATEGIC IMPLEMENTATION PLAN

The Strategic Implementation Plan provides an overview of all the goals, objectives, and strategies for each focus area (or chapter) in the citywide master plan. As a baseline, the City of West Monroe should determine the anticipated timeline, responsibility, and funding source(s) to carry out each strategy.

Each year, the timing, responsibility, and funding source should be evaluated for each strategy as municipal governance and budgetary abilities evolve.

CONTINUED ON THE NEXT PAGE >

community character & land use

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	WEST MONROE CREATES AND MAINTAINS UNIFIED ZONING DISTRICTS THAT PROTECT THE INTENDED, DISTINCT CHARACTER OF EACH DISTRICT.			
Objective 1	Clarify and refine the existing land use plan to align with the collective needs of the public and city.			
Strategy 1	Analyze the existing land use and zoning plan to identify areas needing further clarification from both a government and public perspective.			
Strategy 2	Create a revised land use and zoning plan containing unified zoning districts*.			
Goal 2	WEST MONROE LEVERAGES ITS CULTURAL AND HISTORIC DISTRICTS TO PROMOTE SIMILAR DEVELOPMENT AND GROWTH IN NEIGHBORHOODS THROUGHOUT THE CITY.			
Objective 1	Develop and sustain vibrant and unique Cultural and Historic Districts that attract visitors and foster economic development.			
Strategy 1	In phases, implement the downtown and riverfront park master plans to revitalize the historic downtown area and add unique attractions.			
Strategy 2	Analyze existing public amenities (i.e. roads, sidewalks, lighting, plantings, parks, etc.) and identify strategic improvements to support the Cultural and Historic Districts.			
Strategy 3	Implement identified improvements from the previous Strategy 2.			
Strategy 4	Collaborate with appropriate organizations to organize new and existing public events to further promote the Cultural and Historic Districts.			
Objective 2	Capitalize on the development occurring within the Cultural and Historic Districts to support other areas of the city.			
Strategy 1	Create a unified architectural theme throughout West Monroe that draws upon the Cultural and Historic Districts; encourage new development to follow this identified theme.			
Strategy 2	Identify opportunities of development and amenities needed in other areas of the city to support the Cultural and Historic Districts.			
Strategy 3	Work with appropriate organizations to create an action plan around the opportunities identified in the previous Strategy 2 to sustain an integrated system of development and amenities that support and expand upon activity occurring in the Cultural and Historic Districts.			

CONTINUED ON THE NEXT PAGE >

Goal 3	WEST MONROE USES ITS AVAILABLE NATURAL RESOURCES TO FOSTER AND SUSTAIN A MULTIMODAL TRAIL NETWORK, CONNECTING RESIDENTIAL NEIGHBORHOODS TO RECREATIONAL AMENITIES AND THE REST OF THE CITY.			
Objective 1	Assess the existing pedestrian circulation network and address deficiencies in the system.			
Strategy 1	Conduct an analysis of the existing pedestrian circulation routes in the city, being sure to identify any barriers that prevent pedestrian use, such as safety concerns.			
Strategy 2	Based on the existing circulation analysis, investigate missed connection opportunities to essential locations within the city and identify areas where a new pedestrian path would be feasible and beneficial.			
Strategy 3	As needed, continually update and revise the city's Bicycle and Pedestrian Plan to address areas of concern (identified in Strategy 1) and the implementation of new pedestrian-centric routes (identified in Strategy 2).			
Objective 2	Develop and maintain a system of water recreational opportunities to support the pedestrian circulation network.			
Strategy 1	Conduct an analysis of possible recreational opportunities along the Ouachita River, based on ideas discovered during past community visioning meetings.			
Strategy 2	Collaborate with appropriate organizations to implement and maintain desired water recreation activities.			
Strategy 3	Integrate the water recreation network with the pedestrian circulation network to create a fully integrated transportation system that emphasizes safety and connects residential neighborhoods to key locations within the city.			
Objective 3	Develop and maintain a system of parks throughout the city that are integrated within the pedestrian circulation system.			
Strategy 1	Conduct an analysis of existing parks and identify opportunities for improvements, including new park development.			
Strategy 2	Collaborate with appropriate organizations to create a Parks and Recreation master plan for the city, including public input and professional recommendations.			
Strategy 3	Identify strategic priorities within the Parks and Recreation master plan and collaborate with appropriate organizations to implement these projects throughout the city.			

housing & neighborhoods

		TO BE EVALUATED AND REVISED ANNUALLY		
Goal/Objective/ Strategy	Description	Timing	Responsibility	Funding Source
Goal 1	West Monroe offers a variety of housing options for all people.			
Objective 1	Continually assess existing housing stock and range of affordability levels for current residents.			
Strategy 1	Conduct a housing needs assessment every five years to analyze the existing housing supply and demand and project future needs.			
Strategy 2	Based on the housing needs assessment, develop a housing action plan to determine the appropriate strategies to address gaps.			
Objective 2	Identify and address barriers for developers, prospective homeowners, and renters.			
Strategy 1	Utilizing the city's existing Housing Taskforce, develop and publish a survey for developers, current homeowners, prospective homeowners, and renters, respectively, to assess their housing-related challenges.			
Strategy 2	Collaborate with the West Monroe Housing Authority to develop a comprehensive guide for housing-related programs and resources for developers, prospective homeowners, current homeowners, renters, and homeless individuals.			
Objective 3	Develop and maintain a wide range of housing types across all affordability levels throughout the city.			
Strategy 1	Under certain conditions, allow for the diversification of housing types in select single-family districts to increase density and offer a wider range of residential options.			
Strategy 2	Improve city-owned land to encourage new residential development.			
Strategy 3	Identify and acquire public and/or private funding to capitalize a Revolving Loan Fund (RLF) to encourage developers to build new housing units and residents to rehabilitate existing units.			
Strategy 4	Collaborate with the West Monroe Housing Authority and local banking institutions to establish and offer home ownership resources for current and future residents.			
Goal 2	West Monroe neighborhoods are safe, connected, and well maintained.			
Objective 1	Build awareness of existing and/or updated municipal code to encourage greater cooperation among residents.			

CONTINUED ON THE NEXT PAGE >

Strategy 1	Develop a webpage for Frequently Asked Questions (FAQ) related to residential zoning.			
Strategy 2	Develop and publish an interactive map online with residential districts and their corresponding zoning regulations.			
Strategy 3	Host an open house for residents every quarter or semiannually to provide an overview of the existing zoning ordinance, answer related questions, and solicit input for future improvements.			
Objective 2	Maintain consistent design standards in residential neighborhoods to preserve and enhance community character.			
Strategy 1	Leverage the cultural district program to catalyze investment, revitalization, and preservation of eligible structures.			
Objective 3	Expand and promote community policing efforts in all neighborhoods and districts throughout the city.			
Strategy 1	Adequately staff and sustain West Monroe Police Department's "Community Police" unit to foster positive relationships with residents and businesses.			
Strategy 2	Continue offering the Citizen's Police Academy, with expanded outreach to historically marginalized groups.			
Goal 3	Housing Development in West Monroe is consistent with its future vision map and accommodates residential growth.			
Objective 1	Monitor residential development throughout the city to accommodate short-term and long-term housing needs and supply of land.			
Strategy 1	Within the city's Capital Improvement Plan (CIP), ensure public infrastructure and related facilities are accounted for in areas that are anticipated to support future residential development and growth.			

transportation

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	West Monroe offers safe and reliable transportation options to accommodate all users.			
Objective 1	Assess and address traffic, access, and safety challenges throughout the local transportation network.			
Strategy 1	Redesign corridors and areas with existing safety and security needs (Source: 2045 Metropolitan Transportation Plan).			
Strategy 2	Reduce roadway congestion and delay by making more areas throughout the city more accessible by non-vehicular modes of transportation.			
Strategy 3	Reduce demand for roadway expansion by using technology to efficiently and dynamically manage roadway capacity (Source: 2045 Metropolitan Transportation Plan).			
Strategy 4	Coordinate with state and local stakeholders to improve enforcement of traffic regulations, transportation safety education, and emergency response (Source: 2045 Metropolitan Transportation Plan).			
Objective 2	Plan, design, and build streets that accommodate both vehicular and non-vehicular modes of transportation.			
Strategy 1	Incorporate technology, such as traffic sensors, to accommodate a safer and more efficient transportation network.			
Strategy 2	Implement all phases of the Bicycle and Pedestrian Plan.			
Strategy 3	When possible, incorporate complete streets elements into the design and construction of future transportation infrastructure projects.			
Objective 3	Expand promotion of the West Ouachita Public Transit system to increase ridership among eligible users.			
Strategy 1	Collaborate with other public and private partners to promote the city's public transit program and how it works to dispel misinformation about its purpose (i.e. not only for senior citizens).			
Goal 2	West Monroe maintains and maximizes its existing transportation system.			
Objective 1	Develop and maintain an updated Transportation Asset Management Plan (TAMP) to proactively address local infrastructure needs.			

CONTINUED ON THE NEXT PAGE >

Strategy 1	Collaborate with partner agencies, such as North Delta Regional Planning and Development District, to develop and maintain an updated TAMP to assess evolving changes in the condition, budget, risks, constraints, and strategic priorities of transportation assets.			
Strategy 2	Prioritize transportation infrastructure projects based on need and funding availability.			
Goal 3	West Monroe plans, designs, and constructs transportation infrastructure to accommodate projected development and growth consistent with its future vision map.			
Objective 1	Coordinate regionally-significant transportation improvement projects with the Louisiana Department of Transportation and Development (LDOTD), North Delta Regional Planning and Development District, and other relevant public bodies.			
Strategy 1	Incorporate priority projects in the Metropolitan Transportation Plan.			
Strategy 2	Maintain consistent communication with LDOTD to provide updates for ongoing projects and anticipated future project needs.			
Objective 2	Adopt a complete streets policy to ensure future transportation infrastructure improvements accommodate all modes of transportation.			
Strategy 1	Evaluate the complete streets criteria to ensure the city can meet expectations for future transportation infrastructure projects.			
Strategy 2	Authorize the adoption of a complete streets policy during a city council meeting.			

parks & recreation

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	West Monroe offers a wide range of outdoor and indoor recreation amenities.			
Objective 1	Develop, maintain, and enhance the existing parks system throughout the city.			
Strategy 1	Develop a parks and recreation plan to take inventory of existing assets such as facilities, activities, and programs.			
Strategy 2	In the parks and recreation plan, curate a list of safety and accessibility concerns as well as opportunities and needs for each facility.			
Strategy 3	Incorporate facility needs such as maintenance, improvements, and new development in the city's Capital Improvement Plan (CIP).			
Objective 2	Enhance existing recreation center(s) and develop new indoor facilities in other parts of the city.			
Strategy 1	Based on public input, make facility and programming improvements at The Rec at 7th Square.			
Strategy 2	Collaborate with other public and private partners to advance the West Monroe Sports Complex development near the Ike Hamilton Exposition Center.			
Strategy 3	Incorporate facility needs such as maintenance, improvements, and new development in the city's CIP.			
Objective 3	Design new recreational facilities and programs to support popular youth sports.			
Strategy 1	Identify recreational facilities and programming gaps throughout the city.			
Strategy 2	Solicit feedback from residents to determine new program offerings into the city's parks and recreation system.			
Strategy 3	Collaborate with the Ouachita Parish Police Jury and West Ouachita Recreation District to determine potential locations for new recreational facilities, such as soccer, baseball, and football fields.			
Strategy 4	Collaborate with the Ouachita Parish Police Jury and West Ouachita Recreation District to promote local leagues to expand participation in youth sports.			

CONTINUED ON THE NEXT PAGE >

Goal 2	West Monroe leverages the Ouachita River as a unique recreational asset.			
Objective 1	Develop and maintain various access points along the Ouachita River.			
Strategy 1	Incorporate potential access points along the Ouachita River in the riverfront master plan, a component of Ouachita Parish's Brownfields Revitalization Plan.			
Strategy 2	Ensure river access points are clearly marked and provide adequate safety precautions for consumers.			
Strategy 3	Collaborate with private landowners, specifically downtown businesses, to create multiple access points along the river.			
Objective 2	Facilitate recreational programming and entertainment on the Ouachita River to attract residents and visitors.			
Strategy 1	Advance the development of riverfront park.			
Strategy 2	Collaborate with businesses in the outdoor recreation industry (ex. outfitters) to offer a broad range of water-based and river-adjacent activities on the Ouachita River.			
Strategy 3	Collaborate with downtown businesses and other key stakeholders to host regular events on and along the Ouachita River.			
Goal 3	West Monroe provides equitable access to a family-friendly parks and recreation system.			
Objective 1	Design and construct a trails system connecting recreational amenities to neighborhoods throughout the city.			
Strategy 1	Continue implementation of the city's Bicycle and Pedestrian Plan.			
Strategy 2	Upon completion of the first phase of the city's Bicycle and Pedestrian Plan, establish priorities for the following phase(s) in accordance with the 2045 Metropolitan Transportation Plan.			
Strategy 3	Identify connectivity gaps from neighborhoods to recreational amenities, especially in more economically disadvantaged areas.			

economic development

		TO BE EVALUATED AND REVISED ANNUALLY		
Goal/Objective/ Strategy	Description	Timing	Responsibility	Funding Source
Goal 1	West Monroe's economy is strategically diversified.			
Objective 1	Develop and maintain a local economic development strategy consistent with North Delta Regional Planning and Development District's Comprehensive Economic Development Strategy (CEDS).			
Strategy 1	Assess key industry sectors, labor market, entrepreneurial ecosystem, and strategic partnerships to strengthen economic development efforts.			
Strategy 2	Identify available land and real estate for new business.			
Strategy 3	Assess and promote public infrastructure and multimodal assets to industry.			
Strategy 4	Formalize the city's business retention and expansion efforts.			
Goal 2	West Monroe offers a business-friendly environment.			
Objective 1	Establish a central hub of information that offers easy access to programs, resources, and information related to doing business in West Monroe.			
Strategy 1	Partner with the West Monroe-West Ouachita Chamber of Commerce and economic development organizations to develop an online-based one-stop-shop that can be easily understood and navigated by existing businesses and budding entrepreneurs.			
Strategy 2	Encourage cross-promotion on multiple websites to drive small businesses and entrepreneurs to the one-stop-shop.			
Objective 2	Reduce regulatory barriers, such as restrictive zoning and permitting processes, for businesses.			
Strategy 1	Authorize a "fast track" permitting program to streamline the regulatory and approval process for economically significant projects.			
Objective 3	Promote a suite of potential economic development incentives for desired commercial and/or industrial development.			
Strategy 1	Curate a list of federal, state, and local incentives.			
Strategy 2	Collaborate with regional economic development organizations to create new and/or locate existing fact sheets for each incentive to provide an overview of the program, including benefits, eligibility, requirements, and a hyperlink to the original source for more information.			

CONTINUED ON THE NEXT PAGE >

Goal 3	West Monroe catalyzes and sustains partnerships that strengthen regional economic development.			
Objective 1	Collaborate with public, private, and nonprofit partners in Ouachita Parish and Northeast Louisiana to pursue regional economic development initiatives.			
Strategy 1	Establish a collective vision and strategic goals with regional partners.			
Strategy 2	Identify regional assets and resources (fiscal and physical).			
Strategy 3	Determine an agreed-upon approach for regional economic development initiatives, including anticipated collaborative projects for the next one to five years.			
Strategy 4	Expand the Picture This Capital Campaign to leverage private funds with federal and state grant programs, especially those programs requiring a cash match.			
Strategy 5	Collaborate with existing partners to sustain the Ouachita Parish Brownfield Coalition to support the redevelopment of abandoned, idle, or underutilized properties.			
Goal 4	New commercial and industrial development in West Monroe is consistent with its future vision map and economic development priorities.			
Objective 1	Monitor commercial and industrial development to accommodate short-term and long-term supply of land.			
Strategy 1	Evaluate opportunities for concentrated commercial and industrial development, in accordance with the city's future vision map, to establish density in areas of commerce.			
Objective 2	Advance development and growth downtown.			
Strategy 1	Continue implementation of priority projects identified in West Monroe's Downtown Master Plan.			

public infrastructure

Goal/Objective/ Strategy	Description	TO BE EVALUATED AND REVISED ANNUALLY		
		Timing	Responsibility	Funding Source
Goal 1	West Monroe maintains its existing public infrastructure network.			
Objective 1	Continue to assess existing public infrastructure network and identify deficiencies.			
Strategy 1	In collaboration with Public Works and municipally-contracted civil engineers, continue to regularly assess all public infrastructure assets to determine existing conditions and specific deficiencies (if applicable).			
Strategy 2	Capture critical information about existing conditions of public infrastructure assets to provide the basis for capital planning, risk management, and operational budgeting.			
Strategy 3	In the city's GIS platform, incorporate all anticipated public infrastructure projects (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.) based on priority and need.			
Objective 2	Prioritize and budget for short-term and long-term public infrastructure projects.			
Strategy 1	For each public infrastructure category (ex. water, sewer, drainage, road, sidewalks, bridge, broadband, etc.), prioritize all anticipated projects based on need, funding availability, and the city's Capital Improvement Plan (CIP).			
Strategy 2	Based on upcoming projects list, estimate total project budgets and timeline (including design, permitting/approvals, bidding, and construction).			
Strategy 3	Identify funding sources for each public infrastructure project.			
Strategy 4	Estimate the amount of municipal funding needed for each project (ex. local match) and incorporate estimated costs into the city's annual budget.			
Strategy 5	Continue to advocate for federal and state funding for high priority projects.			
Objective 3	Develop and update the city's CIP every three to five years.			
Strategy 1	Assess prior CIPs to determine shortcomings and/or long-term, multi-phased projects to include in the updated CIP.			
Strategy 2	Evaluate the city's financial outlook for the next three to five years.			
Strategy 3	Engage the public to determine their priorities for public infrastructure improvements.			
Strategy 4	Based on prior CIPs, financial constraints, and public priorities, revise the city's CIP with public infrastructure projects that are viable and align with the Citywide Master Plan.			
Strategy 5	Formally adopt the CIP each time it is revised			

CONTINUED ON THE NEXT PAGE >

Goal 2	West Monroe plans, designs, and constructs infrastructure improvements consistent with projected development and growth.			
Objective 1	Ensure public infrastructure improvements align with West Monroe's future vision map.			
Strategy 1	When making decisions about public infrastructure projects, revisit the future vision map to ensure each proposed project is prioritized in accordance with anticipated development and growth.			
Strategy 2	Identify future sites for police, fire, and emergency services to serve areas with growing population centers and to ensure efficient and timely deployment of resources.			
Strategy 3	Advance public infrastructure projects that consider the impacts of climate change and promote equitable opportunity for all residents.			
Objective 2	Assess environmental vulnerabilities and integrate disaster mitigation strategies into all public infrastructure projects.			
Strategy 1	Conduct risk assessments for each public infrastructure project to analyze potential events that could negatively impact residents, businesses, municipal assets, and environment.			
Strategy 2	Carefully analyze land use and zoning, flood plain and hazard maps, and other relevant information to assess potential risks and help mitigate disasters from occurring as a result of public infrastructure project(s).			
Strategy 3	Review and comply with all applicable federal, state, and local regulations before advancing public infrastructure projects.			
Goal 3	West Monroe administers quality community services and maintains modern municipal facilities.			
Objective 1	Assess, rehabilitate, and maintain municipal facilities to provide efficient delivery of public services to all residents.			
Strategy 1	Incorporate municipal facilities, including parks, community centers, and public transit, into the CIP to plan and budget annually for public service offerings, regular maintenance, and rehabilitation of facilities.			
Strategy 2	Each year, evaluate the cost of public services and facilities to determine whether the municipal budget can adequately support these services financially.			
Objective 2	Evaluate and improve public service offerings to engage a broader range of residents.			
Strategy 1	Conduct regular surveys so residents can provide feedback regarding public service offerings.			
Strategy 2	Incorporate public feedback into the delivery of new and improved public services, within the parameters of the city's annual budget.			

A photograph of a light blue building wall with a wooden slatted window and autumn foliage. The text "APPENDIX A:" is overlaid in a white, serif font, underlined.

APPENDIX A:

PUBLIC INPUT



West Monroe Master Plan Community Survey Results

Please note: Responses have not been edited for grammatical or spelling errors in order to maintain their integrity.

1

Looking ahead, how do you envision West Monroe in 25 years?

- Family-oriented with a variety of things to do
- Somewhat the same unless the City and Code Enforcement take a stand about the cleanliness of our city. People hang tarps on the garage or front porch even to hide the junk. Not having enough respect to park 5 cars in the front yard and making an eye sore of it. Tearing down a car and leaving it in blocks for weeks in the driveway. Making no repairs to the roof or house so that it rots down around their ears. As neighbors we can help the elderly clean up their lawns. Arkansas road and 7th is filthy. Entrances to neighborhoods say I am trashy and that's a reflection on the people living there.
- Financially stable and growing
- All streets in the city limits with no potholes and the streets well marked. All commercial and residential properties clean and well maintained.
- Cleaner, less crime
- Small town charm with big city convenience.
- Hopefully have double the businesses
- Less "new development" and more improvement on what already exists
- Hopefully not going down with rundown shopping plazas empty while new ones are built right around the corner
- Much larger communities with a lot of activities for the residents.
- Yes
- I see a city with growth and development.
- population growth
- A diverse entertainment district, where you'll find everything from trendy shops and restaurants to cool live music venues, renowned museums and galleries and scenic outdoor recreational destinations.
- NELA Recreation Destination
- Bawcomville to no longer be trashy
- A thriving Community where people want to live.
- More family friendly things to do
- Much more shopping and outdoor patio type areas to sit and eat while you shop
- Progressive in industry, retail, and recreation. West Monroe will continue to be a community where people will choose to live.
- I envision West Monroe, as a beautiful City with sidewalks, miles of bikes or walking trails that wrap around the beautiful city. DIVERSITY is another thing that the City needs. I hope West Monroe would get an organic market like whole foods and at least 1 Starbucks. I would also like to see events such as artistic family events, community awareness and festivals.
- On a progressive & progressive path for growth.
- Growing and improving
- uncertain
- The future development may boom but the surrounding utilities and drainage not being upgraded will put the City at risk for residential failure.

- A city that feels more like a big neighborhood; community members supporting everything local-businesses, attractions, and government.
- The City will need to be careful not to “age out”, there needs to be a plan for upgrading/replacing the existing residences
- At the rate of economic decline and small businesses shutting down, there will be too many empty, dilapidated business locations.
- I think the city will grow tremendously
- Hopefully the roads have improvements
- I see West Monroe as the place to be for businesses, residents and employees of the city.
- I see many old commercial buildings being demolished and replaced with new structures. Hopefully will see the city limits expand to allow for future development.
- Thriving community
- Growth in a couple different areas and deteriorating areas as well.
- Same. More restaurants and hotels
- With a loop around WM and Monroe. Business will follow.
- I see west Monroe being a great place for people to grow up and grow old
- Looking forward to many of the new facilities to be added
- Bigger and better
- Good
- I envision West Monroe to be a large metropolitan area with many opportunities for people in NELA as well as a tourist location for visitors.
- Struggling to stay out of the red if we do not get some type of industry or high paying jobs here to offset the aging papermill we will look like Bastrop.
- Growing hopefully!
- More diverse, more modern and growing.
- a local town who loves to be in the community more than they love to be at home.
- Commercial only
- businesses continuing to start up in commercial areas, improved infrastructure and services
- Keep it's home town spirit with a touch of family fun.
- This should be the area that people want to move to. A sleep community that attracts people because of the multitude of things to do here
- Same not much can change
- Clean environment with high tourist attraction. Development along the river and the industrial park.
- Still a family-friendly place. Perhaps with more festivals and weekend events held at parks and other central locations. I hope to see a 5-10% growth of the city and a retention of our youth. I hope to see more established neighborhoods and a 5% reduction of poverty for the city. I also hope to see more diverse living wage job opportunities. The city currently seems to be overly saturated with medical professionals, law enforcement, and restaurants. I hope within the new 25 years that more diverse opportunities for employment emerge.
- It will continue to flourish as long as businesses remain here. Big businesses need to stay for small business to thrive. It's an oxymoron but its true.
- similar to the way it is now

- Hopefully way larger with more business and entertainment
- I see it bigger with more tourist attractions.
- Safe, economically prospering, and new/updated public works infrastructure
- Not much change
- Growing and going places and extending the City Limits
- The same as of today
- A pleasant and safe city to live and work.
- The same as it is now
- Job opportunities. Growth in activities for youth. Hopefully larger project opportunity plants, headquarters for global companies
- Thriving city separate from monroe
- I would hope it would be thriving with business . Store fronts and other business opportunities.
- Safe, productive community with opportunities to grow employment opportunities.
- I see West Monroe expanding to incorporate a larger population thus allowing for greater economic development.
- Hopefully by then we will have better zoning restrictions. (trailer homes, businesses, etc.)
- Over crowded with a deficit of medical care necessary to treat health issues linked to being a resident of this city. Specifically tied to air and water quality.
- Better
- A better version of our not so small small town.
- A Great City with some improvementa
- Better roads, Les division between it and monroe more of a regional approach more self awareness of how rich in natural resources we are, better use of the Ouachita river more the glass is half full approach
- underground utilities on Cypress Street, old buildings updated or removed, Trenton Street area blocked off with no cars and outside dining and art galleries and retail, nicer green areas around commercial buildings and highways and kept in good condition, better roads, new small businesses flourishing, competition to Wal Mart
- I believe The future of West Monroe and the surrounding area is most likely destined to become a retirement community with the centerpiece being a revitalized and vibrant Cotton Port District (antique alley).
- That steps will be put in place to attract new industry and new business
- Overcrowded and the same
- Thriving local business. Reduced crime. Community areas for walking and outdoor enjoyment.
- As a hub of community gatherings including social events and outreach opportunities.
- More businesses. Traffic problems
- cleaner, safer, more businesses, better roads, better schools, more input from community, safe elections
- Hopefull more "clothing" shopping centers! Large companies, not boutiques. Otherwise growth is on target.
- I am concerned that urban sprawl could possibly overtake WM instead of the town/area focusing on it's roots as a hard-working, blue collar, salt-of-the-earth community which have always been it's strengths.
- a thriving community
- state of the ART

- Hopefully prospering with less drug problems... it is prevalent!
- I'd like to see West Monroe take advantage of the ecotourism opportunities that we have available. The Ouachita River, D'Arbonne NWR, Cheniere Lake, etc... could all be huge draws yet it just doesn't seem like we have the infrastructure/marketing in place currently. West Monroe has a lot going for it. We have several major cities within a few hours drive. The school system is above average. Crime is relatively low and the city itself is kept fairly clean and attractive. I'd like to see the city reach out and try to acquire more river front property if possible. Places like Austin, TX / Little Rock, AR have great downtown water recreation activities that appeal to tourists. West Monroe could have a very similar appeal if we take advantage of our natural resources.
- Prosperous and growing.
- Economic development that includes outdoor shopping areas similar to the Riverwalk in Shreveport.
- prosperous
- I'm hoping to see increased quality of life. A recycling service that picks up from your home, new roads with less potholes and more sidewalks/ street lamps.
- adding more businesses
- with a larger population than Monroe
- Up and coming with enough not to have to drive to Monroe
- A ghost town. Everything is moving west
- Hopefully flourishing and becoming more beautiful
- I would love to continue to see old and new areas developed with new businesses, shops, and sources of entertainment, while still maintaining safe, hometown community values. I would like to see West Monroe become a leading city of Northeast LA that offers children and families a great education and more job opportunities in order for us to continue to make a decent livelihood and invest back into our community. I would also like to see WM citizens better educated on recycling and go-green initiatives. I want to do my part, but I feel ill-informed. More flowers around town and pretty places to go walking besides just Kiroli would also be nice to exercise and get out with the family...like a local place to hike trails and to pay to ride horses...if you don't own any yourself. West Monroe has beautiful land but not a lot to do. I love Kiroli, but I would like to see more parks with other things to do.
- "1) Better roads
- 2) Clean
- 3) More green spaces
- 4) Zoning ordinances
- 5) Employment opportunities for college graduates who wish to stay and raise a family. Jobs that will pay enough to support a family. "
- A place where my children and grandchildren can grow up feeling safe.
- Larger commercially.
- Growth and attempting to keep up with the times, with infrastructure which allows ease of transportation, a boardwalk with renovated, productive stores along the riverfront, but still a kind and friendly place to live and work with a "hometown" feel.

- I envision West Monroe becoming a safe and thriving community again soon.
- More of a tourist area. Using the river.
- Unsure
- Crowded, but thriving.
- I think WM would look so much better without trailers randomly seen ALL over town. There should be some restrictions I forced. More restaurants and shopping would be great. Of course I feel more money needs to be invested in the school system, the future of WM.
- Pretty much the same
- booming like the big cities with way more job expansion, businesses and entertainment
- I would hope to see more retailers coming in and staying here. I would still expect it to have a more suburban feel with Monroe being the larger city. I would also prefer that.
- Growing attracting business
- Not Sure
- More shops, stores, parks, recreation for the kids and things for families to do. A cleaner Lazar Park and Riverbend area of the city.
- Hopefully with more businesses
- Hopefully a little more advanced along the current trajectory! I'm so proud of the progress Mayor Mitchell has made so far!
- A variety of stores to shop from like Ulta, Sephora, Target, Kroger or Safeway. Maybe a Waterpark. Roads that you can drive on and not wear out your vehicle on. Parking lots that are not filled with pot holes. More support for the animal shelter. Fewer people wandering the streets that appear to be homeless.
- One of the most family friendly areas in the area. With a city park, shops, and well maintained neighborhoods,
- Growing and healthy
- growing
- Hopefully thriving with lots of local businesses and no public transportation
- A lively city with great community involvement and huge growth potential, especially in Education and Business.
- Being the best place in Louisiana to live. I see crime going down, neighborhoods being brought up to a decent place to live in all areas. People being made to keep their areas of living clean. Family oriented .
- more opportunities for entertainment and outdoor activities
- I would love to see more retail stores in our area.
- Having only moved to West Monroe 5 years ago I am amazed at how much it has grown so in the next 25 years I see if being as big or surpassing the size of Monroe.
- Progressive town with plenty of activities for the families in Ouachita Parish and surrounding towns.
- I hope to see a thriving city without racial division. I hope to see a revitalized downtown with thriving arts and culture. I also hope to see greater equity across the schools.
- Hopefully growing but with a small town feel. I would love to see areas developed to utilize our beautiful river.
- Too crowded
- Not thriving.

- run down
- I see West Monroe as a model city for Louisiana in the next 25 years. In family life, activities that promote healthy families, children, singles and the elderly, West Monroe will excel. Health includes spiritual, mental, emotional, financial, and physical spheres of life.
- I hope West Monroe continues to grow and become more successful but keeps that hometown feeling. A place where we all, will always be proud to call home.
- I do not feel much will be different.
- Sam's a mall, more jobs and hopefully teachers will be paid more.
- revitalized downtown
- Hopefully a place that still has a small town feel but a place that is not full of empty buildings.
- not in a good place
- Continued growth
- Going nowhere. Staying the same it's been
- Small town atmosphere is what people want. If they want a big city they would move. Conservative values where people want to raise their children.
- I have no idea.
- I hope it's still a family oriented community for my son to grow and prosper in. I hope activities and cultural events are more prevalent in the future - for families, young kids, couples, etc.
- A community that supports Education, the Arts, and Is an inviting place to live and work.
- More parks and play areas for children.
- One of the poorest communities around.
- "hopefully we can conytinue to expand and beautify the city. There are too many neighborhoods going down. "
- probaly still having road construction on Arkansas Rd.
- "Completely revitalized downtown
- New industry/plant calling WM home
- More fine arts and festivals"
- I would like to see West Monroe as the technology hub for Northeast Louisiana. We need to focus on recruiting technology jobs to our area with a partnership of Century Link. West Monroe also needs to work on lowering taxes, so we can be a competitive city within the country.
- Alotof growth.
- "That solely depends on the leadership and how money is spent.
- Ideally, I envision West Monroe becoming a connected, thriving small metro town similar to Shreveport. A town that is not just a rest stop for people traveling on the interstate, but an actual destination for people. A town that has a lot of community engagement, exciting opportunities, services, events, retail, and restaurants. I envision it being somewhere that draws investors in on services that are actually needed and for the benefit of the people.
- If the status quo continues, then the town will continue to flounder under inappropriate spending on unnecessary things such as roundabouts, second restaurants right next to each other, and carwashes. If the status quo continues, businesses will continue to open and close. Our roads will continue to be filled with pot holes. "

- growing yet still holding the small town appeal
- More jobs and better roads
- I would like to see a thriving community with many job opportunities and events to bring in surrounding community engagement.
- ?
- I hope there is more industrial and economic growth to ensure our city maintains its current population and gives local graduates a place to work and an incentive to stay instead of moving away.
- Love for it to have growth and a positive impact on the economical growth.
- Job opportunities, beautiful subdivisions, residential and business streets repaired. I would LOVE to have the Trenton Meadows we were told was coming to our area years ago. I know online shopping is on the rise, but if you go to tourist towns, they have thriving outdoor outlet shopping centers.
- I would like to see buses in West Monroe.
- Continue to seek new businesses while improving and maintaining the "look" of our small town.
- i believe it is growing at a fast pace
- Hopefully thriving with new businesses
- A safe community to raise a family that continues to grow with more opportunities.
- More ecology oriented!
- I honestly do not envision much change. Nothing has seemed to change in quite some time. The town itself looks run down and outdated. There are too many chain restaurants, banks, health clinics, and empty offices that are built with no tenants. I would like to see the town revitalized. We have an advantage since we have a river in our town but yet we don't utilize it. I would like to see more opportunities for youth in this town. There needs to be more activities, parks, and entertainment.
- Hopefully, growing with more businesses located here and a nice sports complex
- I hope that the city has expanded to include and improve upon some of the outlying areas (Bawcomville, Brownsville, etc.) while keeping these places affordable to live in. I would also like to see more and more local, family-owned and operated businesses and restaurants in our area. Much like Monroe, West Monroe has a thriving music and art community that I would love to see grow further.
- A larger city independent of business opportunity in Monroe, more recreational attractions and high populations
- massive traffic issues
- The same because nothing has really progressed over the past 25 years. However, I would love to see community development beside chain restaurants, banks and car wash places. Would love to see outreach work along progressive entertainment areas with eateries by local owners utilizing locally grown products.
- still behind the times
- I love how West Monroe is now. I love the community we have chosen to live in. I would love to see a community ballpark equipped with baseball, soccer, and football fields.
- As a more urban area but with a small-town feeling
- A place where families and people of all ages can participate in city held events and feel safe.

- A small town that has zero work for the younger generation
- A growing and safe community.
- West Monroe will be a major city along the I-20 corridor, due to industry and development. People will move here because it is a wonderful place to live.
- We need more recreational venues
- I think West Monroe has a unique ability to support and grow small businesses. However times have been difficult over the last year especially for this niche of individuals. I would like to envision more locally owned small businesses thriving 25 years from today. Locally owned businesses are something that has always made West Monroe strong and special. I think a support committee of volunteers or as employees of the city who have succeeded in sustaining their own businesses should be created/ appointed to help solve complex problems and issues relating to the growth of small businesses. This is crucial to the best vision becoming a reality. The most dangerous thing for our community is poverty, crime and drugs they bleed over into the community. To get out ahead of that issue I would love to see outreach and educational programs developed supported and implemented for K-12 as well as adult intervention. Strong education and good paying jobs from good West Monroe locals is the ideal vision and I believe it is possible. These investments will pay for themselves 10 fold or more in 25 years.
- Thriving because the Mayor seems to constantly be working to make West Monroe a better family community.
- Similar in size and population due to slow economic growth.
- Thriving and growing with new businesses.
- I see West Monroe as a community that will be focused on helping all areas of our community. I see West Monroe as a the place where I can raise my future kids, but for that to happen there are a few changes.
- "Jam packed full of low income housing,
- Those need to be replaced or tore down and rebuilt "
- Lots of local music venues for up and coming musicians to play in, clean and maintained dog parks, more family owned restaurants (so more zoning for this outside of Antique Alley etc.)
- More of Extra-Curriculum Activities.
- More of a central downtown location with things to do. Like Greenville, SC
- I would like to see more retail options offered (outlet mall) because other than boutiques, there's no place else to shop.
- Better than it is today
- One of the fastest growing cities in North La.
- I would envision West Monroe becoming more of the driver of economic growth for Ouachita Parish, and becoming a larger, more diverse community.
- Established and thriving
- I see a busy, thriving, and CLEAN city. I see a city that can compete with other cities in neighboring states.
- Still growing in all the right directions!
- hopefully it will be growing. I would like to see new construction with specific building aesthetic, such as all brick
- More Liberal
- Excessive growth residentially, withered economic growth

- I would like to see WM add to their population base, really secure good attractive sites around I-20, continue a relationship but form a different identity than Monroe, and I would finally like to see a move towards more progressive and independent thinking.
- I am scared that it will be in the same situation as Monroe is right now.
- A city to be proud of. With our new mayors vision's, she has already made many new improvements to help our area. But those improvements to expand to the outer city limits, such as the Bawcomville area. This area needs much needed public transportation for the families here, a daily soup kitchen or homeless shelter, healthcare clinic, or counseling center. These are just a few of the needs this area needs.
- A beautiful clean city with activities and shops for the people of west monroe to enjoy
- Truthfully, I'm fearful it will be deserted due to economy, job loss, lack of cleanliness, and increased crime.
- I hope to see it grow and have more businesses.
- To have much better choices for eating out. Family oriented. Better lighting on cypress street
- Hopefully, larger with more retail options.
- a growing, up to date city
- Newer, updated
- Continuing to grow
- Bigger & Better
- I would like to see WM having more of a community focus. Neighborhood parks for children, especially for those in lower economic areas, would give them something healthy to do and make for safer places to play. I would like to see WM as a more loving, compassionate community, who helps his fellow man.
- If it doesn't begin developing to bring more jobs and events it will turn into a slum.
- Bigger and Better!
- Prospering if major industries are able to remain here.
- I see it growing westward and possibly having a big shopping center.
- Few shopping venues, more restaurants, not much more change.
- A beautiful community to raise my future grandchildren in.
- Safe, enjoyable community with top notch schools for our children
- Not that different from how it is today in terms of socio-economics.
- I pray it's less racist. I pray more equality enters the city of West Monroe.
- As a low crime, beautified, friendly, economical area to live and visit.
- "1. Expanded business growth
- 2.A shopping mall
- 3.Fewer communities with dilapidated housing
- 4.Expansion of Antique Alley to include a riverwalk area"
- Not sure. I am 60 and have seen many changes over the years. If we do not get a better handle on the drug and alcohol abuse that permeates our society, our future probably will not be something anybody would want.
- City limits expanded through annexation. Critical 21st century infrastructures including 100% access to quality high-speed internet and improved roads (including access roads and neighborhood roads). Improved drainage systems.

- As a thriving town with beautiful curbside appeal, clean streets, sidewalks, local business success, Target and other retailers on THIS side of the river. RESTRICTIONS on properties.
- A vibrant, energetic, beautiful small city that attracts intelligent, motivated, skilled people to it.
- Nice place to live, work, raise a family and visit.
- Great community. Excellency in education.
- Would love to see more businesses in the area and more things for families to do. Would love a new state of the art theater and possibly a larger more user friendly arena
- I would love to see WM with the "small town" pride it has now, but with major advances in roads, infrastructure, technology and family activities. Ex. YMCA
- I want it to be thriving and economically fit.
- Cleaner, less trash, better water...a place people look forward to visiting.
- A wonderful city, with opportunities to spend time outdoors and doing activities with my family to make memories. I would love for more music concerts to come to the area. A see WM a clean and prosperous area!
- More resources with small town feel and charm
- More modern with still a smaller town feel.
- I see it as a growing community. It is already a great place to live and has the potential to becoming even better.
- Clean. Having a recreation "draw" for the community and the surrounding areas. A place people would want to travel to and a HUGE focus on our beautiful Ouachita Rive. IT IS SUCH AN ASSET AND WE HAVE NOT TAKEN ADVANTAGE OF IT.
- More or less the same with more industry possibly.
- state of the art facilities and 100 diverse and inclusive.
- hopefully thriving
- With the new president and his administration, any city will be lucky to still be standing
- Just about the same as it is now.
- I see West Monroe having more homes, improved roads and more businesses.
- Hopefully, a city prospering with beautiful new shops, offices and well thought out neighborhoods and planning. Would love to see restrictions and codes put in place for buisnesses.
- Doing great
- At the current state of progression, it will be the same boring place it always has been.
- Continuing to grow
- To be benefitting from the Master planning, quality of life projects, bike and ped paths, and connectivity plans that are being initiated now. People will be moving to or staying in our community because of the access to amenities plus good infrastructure.
- Unanswerable. Too many unknown variables with technology, politics, etc, to fathom life here years after I'm dead. Sorry. Would like to be more concrete
- Thriving, safe, clean, and still with that small town feel
- Thriving
- Metropolitan city that is clean and offer all types of retail.

- I hope for a clean city with involved citizens. Apathy has always been an issue in OP.
- No trees with tons of houses/building everywhere. Literally just overrun by close together houses
- City with lots of opportunities for our citizens. Better roads and new businesses.
- A clean city with more housing and more industry providing more choices for goods and services that can be purchased locally supporting the local community.
- Well developed infrastructure, lots of businesses, but still with a small town pride and feel.
- Clean and bike friendly with a thriving downtown retail and entertainment environment
- Powerlines underground. Sidewalks redone. LED street lights and other power efficiency changes.
- I see West Monroe as a home town feel , biking, hiking, boating, shopping
- Sustainable but still growing. More bike/ped, quality of life activities because of the current admn.
- Increased population 50%
- A vibrant small town
- A city filled with dining and retail options. More business development, attractions, and family oriented activities
- A thriving community, attracting economic growth travelers and residents all with the presence of a well maintained Historical past.
- "Clean, Progressive, & Attractive..."
- I hope WM can portray itself as a great place to live and do business. "
- Thriving with much local small business trading with each other. More green space for walking and biking. Vibrant downtown. Retirement hub.
- a safe place for family and fun
- If we don't learn to be proactive instead of reactive we will continue to lag behind many cities around us of comparable size in particular neighborhoods in the city limits.
- Not much change because of poor zoning . Nothing aesthetically pleasing. Much more congested traffic wise.
- "I pray that our downtown businesses and homes turn heads and are irresistible to everyone wanting to buy a home, shop, eat and hang out
- I pray Trenton Street from 1 end to the other is Beautiful, for landlords to be serious about their rent houses and make them be appealing from anyone traveling down this peaceful river road. I pray that our infrastructure is impeccable. Roads that are pothole free and easy and fun to drive on"
- A great place to live. A revived downtown and waterfront. Full development of the Trenton street golf course area. Improved infrastructure. Safe neighborhoods. A place people want to move and enjoy life.
- Still holding to traditional family values, continued strong primary and secondary education programs, growing industrial/manufacturing/ distribution hub, with continued improving quality of life offerings
- As a hub for Northeast Louisiana. The Arkansas Road corridor from North 7th to Warren Drive needs to be Commercial. The Arkansas Road corridor from Warren Drive to Good Hope needs to be Commercial as well. Hopefully, the Arkansas Road corridor and the old Golf Course will be fully developed.

- I see the city continuing to grow in a positive light.
- We will probably see more facial recognition, touch less payment systems, automatic doors, too. I think to some extent we will change the way we design, build, and inhabit our city.
- Center for all surrounding communities to depend upon, as well as, it's own citizens. WM needs to be able to provide the majority of needs of the citizens so we don't have to travel to other parts of the state or out of state. It would be nice if our children could find good jobs here so they won't leave the state.
- Thriving and growing
- About the same as it is
- Excellent place to live, old neighborhoods revitalized by new and/or renovated houses. Re imagined commercial areas with guidelines on facades, grounds, sidewalks, signage.
- Hopefully it grows out and addressed the poverty stricken neighborhoods that surround it.
- strong growth
- The city will grow a bit and encompass ~ 20% more area in its city limits. I see the city as Neater, Cleaner, Progressive and all as a result of the current proactive plans and directions happening now. The direct impact of out-migration, Federal Government policy changes, major employers exiting area and pandemic or weather-related events do cloud the picture a bit.
- Busy. I use to own a C-Store in Swartz and saw the population turn old and tired. When I go to West Monroe, I see a buzz with younger couples patronizing the businesses.
- Maintain High moral values, family oriented, More shops, family activities, sports and competitive sports , maintain good medical care. Church growth continue and voluntary services to help others.
- Residential growth further North, N. West, West. Remodel with improvement to the South possible thru federal grants. Commercial growth is currently expanding satisfactorily in historic center and western area but needs encouraging to the south.
- West Monroe will be a growing community with diversity representation in all areas.
- An artsy city..
- A great place to live and visit. I see it continually growing and improving
- A thriving city with a small-town feel featuring a bustling downtown, weekend events and festivals, and improved infrastructure such as sidewalks, drainage, and underground power lines. Beautification and conservation would also be a focus with less litter, curbside recycling, recycling and compost options next to every public trash can, and continued support of parks and green spaces.
- A lot of activity on the waterfront and downtown. A destination city for public art and Christmas celebrations.
- Great place to raise a family with plenty of options for entertainment and family fun activities.
- Without major job growth, the future is bleak
- With a great program and tenacity to make the hard decisions based on the plans, the city will grow robustly. Businesses will be successful and the citizens will move into the city, build homes and enjoy the benefits of city living.

- Thriving community
- A quaint town that visitors come to visit for our downtown, Ike, and other places around Ike.
- less crime
- Continue to be a place that is nothing like Monroe. Good neighborhoods, great schools, and no public transportation.
- Busting at the seams
- "West Monroe should become a more sought after destination along I-20, a place that would be well known for food, shopping, and a variety of safe outdoor activities, as well as college (and older) age tourism.
- A place that mirrors Ruston in its cleanliness and one that's committed to becoming more eco-friendly (ie-chill out with the paper mill emissions). "
- I see new business and development in all areas of West Monroe. I see the downtown as an attraction for all ages.
- Hopefully, more diverse and more updated with technology and more green.
- Hopefully with more development growth.
- Small bedroom community with family entertainment downtown. Plenty of quality restaurants. Attractions for families around the Ike.
- A community with a strong education system, more functional lines of transportation, and a strong sense of community.
- I see WM as a green community with numerous recreational and retail opportunities.
- Will be worse if the city doesn't start being more PROGRESSIVE and offering up and about what our counterparts do in South Louisiana; Lafayette Parish very progressive and offers more than jobs; has life after work !
- A great stop over point for I-20 travelers with an amazing selection of entertainment and locally owned businesses.
- Where one can not differentiate a homeowner's home from an individual who is a renter. Meaning both homes are taken care of properly.
- A modernized version of what Shreveport is today complete with infrastructure improvements, business friendly and an inviting riverfront that rivals New Orleans today.
- I hope WM has more development and brings more employers to the area. I am not seeing the kind of development we need so I am worried it will be more of just a city with very few residents
- dead, if no industry is brought in
- I hope it would be an accessible, warm and welcoming place to live. I hope that everyone would feel welcome here, regardless of age, race, income and marital status.
- Hopefully with more commercial big businesses
- I hope the City has utilized the Ouachita River with greater visibility and access similar to what Bossier City has accomplished. I hope there are greater retail and entertainment opportunities.
- About the same but with alternative growth options, I don't feel we can sustain restaurant row.
- Cleaner, more modern
- More places to shop and things to do such as craft and education workshops
- I am hoping to see more businesses and maybe a mall or some sort.
- Fiscally sound and growing,
- hopefully cleaned up and thriving

- Stay the beautiful, quiet, and safe city!
- Hopefully still a small thriving town.
- Hopefully still a great place to live, with a balance between an eye to the future & safety for all residents.
- A robust downtown with restaurants and live events. More parks than just Kiroli and Restoration. Active farmers market and more streamlined infrastructure. More sidewalks and ways to walk places.
- Thriving
- The N7th st (old golf course) project complete. River projects complete (kayak launch). Bike paths connecting all parks and parts of town complete. Sidewalk projects all over town complete. Grow Antique Alley to cover several more streets with restaurants, boutiques, galleries, etc. Improve on city ordinances to keep commercial signage simple, landscaping clean maintained, all drainage canals cleaned and maintained to prevent flooding, expand city limits, a state of the art sports complex.
- I hope to see a much cleaner city with parks and recreation as an important catalyst for tourism in our area. We need to take advantage of the Ouachita River, Bayou D'arbonne, Kiroli Park, etc...an even better place to raise a family than we have now.
- I believe it will grow larger and be a great area for families to live.
- Growing
- Clean, safe, vibrant.
- A great city
- Progressive !!! Safe, family oriented, community pride, a destination place that has so much to offer both residents and visitors.
- Dried up, no jobs.... Like Bastrop
- I want to see West Monroe as a growing and thriving community. A destination for larger employers to move business and industry.
- An eclectic destination of with unique character and innovative creations.
- A crime ridden slum
- Vibrant! Better infrastructure, more businesses and attractions. A great place to visit and live.
- I see West Monroe as a local powerhouse in 25 years. I hope to see West Monroe growing but I also hope to see it still as a charming small town. I see Antique Alley growing to be more of a local hot spot with more food and shops and things to do.
- A safe, fun place that others want to travel to or relocate to.
- Prosperous and Growing.
- Expanded - more economic opportunities
- My vision of West Monroe in the next 25 years would be that there's no trash on the road, tear down houses that are already halfway torn down. Help the older people clean up their yards and paint their houses for them. No potholes.
- The same as today.
- Looking more modern and progressive with an updated traffic infrastructure.
- Safe place to raise a family.
- With parks in different areas for families, outdoor shopping mall, and a large grocery store chain.
- I want it to be homey. More family outdoor activities

- Improved roads. I see that WM will surpass Monroe in expanding with new business, both locally owned and Corp owned.
- Clean, bright, working
- clean, safe, and parks well-maintained
- In 25yrs, I envision WM to be thriving in most areas. I do wonder about the downtown neighboring streets. The area is old and run down (the homes, not businesses). I hope the downtown energy can "take off" but I think the neighboring community will have to improve to make that happen. Hopefully 25 yrs is enough time to renovate the area.
- A safe place to raise your family with things to do as far as shopping and entertainment. Also more housing developments/subdivisions that offer amenities. The schools need to be cleaned up, the streets and parking lots. People need to act like they care. And that paper plant needs to kill the smell.
- More than just a stop on I-20. Not necessarily a tourist hub but athletic fields that could match surrounding cities could help with that for summer/year round tournaments. But a place that's proud of the community. Where many are born and raised and raise their own families. An up to date infrastructure. And a city that takes pride on its outward and inward appearance.
- Economic engine
- Hopefully growing both in the downtown and along the interstate and in between. Also, balanced with many industries in the area. More beautification in key areas.
- More things to do and eat.
- More recreational activities, restoration of buildings
- A place where families can grow and have fun. And continue to grow.
- Business and entertainment hub
- I see West Monroe growing and bringing in new businesses and jobs.
- A smart city, with a small town vibe to attract the young and old and families
- Less red tape for developers. I've personally been in meetings where some said they would never develop here because it takes too long to get things approved and going. They've gone on to work in Lincoln Parish. Tax money we could have had gone elsewhere.
- I see a town with a vibrant downtown and riverfront. I predict a focus on measured growth with an emphasis on local business. I hope to see more law enforcement walking beats, interacting with the public. Bike and walking paths, themed festivals and providing activities and opportunities for young and old alike.
- Thriving bustling downtown. Less litter. Community activities regularly. Low unemployment. Families staying together and enjoying small town life!
- More businesses that are locally owned have more successful outcomes.
- A boardwalk on the river with restaurants and shops. I think Lazzarre park could be utilized much better but not sure what. I see so much potential for something family oriented.
- Thriving yet a small town feel. Would like to see it filled with locally owned businesses that are succeeding and supported by local government
- Full of business. New restaurants, entertainment, and updating of schools, parks, etc.
- Hopefully the same but with more home ownership than rental properties
- Sadly full of run down government housing and apartments and increased crime

- Hopefully more unique shops, more coffee shops, more restaurants, more places outside to walk in and out of. A reason for people to want to get out and enjoy weather, music, shopping and entertainment.
- Hopefully better than today
- Continuing to grow.
- SAFE, economically sound, charitable when necessary, green spaces protected.
- Growing with more jobs and opportunities for kids sports. Would like to see more housing development and clean up of rundown areas.
- Bigger than Monroe with increased population and infrastructure.
- A cleaner and more prosperous city
- Booming economically, updated infrastructure
- I see West Monroe as the answer to the problems in Monroe and a commercial mecca for the surrounding rural areas. I see outdoor shopping centers with shops and services to accommodate a diverse community.
- Green spaces, sidewalks on all streets, crystal clear drinking water, functional bike lanes on all streets.
- Stable place to live and raise a family
- As white and racist as it is now
- I would love for WM to be a hub for weekend entertainment; with live performances and really good food.
- Hopefully a place with thriving small businesses and a friendly, helping community
- A lot more round about. Ugh!
- An up and coming big city, with a downtown that people are begging to build upon again. No more metal shack pop up front buildings.
- Hoping it is a beautiful city with caring people and lots of family entertainment spots
- A great town with amazing schools, awesome biking trails and wonderful amenities,
- Hopefully better Businesses. Also alot of the older homes in downtown area will have better curb appeal
- Cleaner. More accessible recycling. More community events.
- As a place where people want to come and retire. I would also like to see a place with better lighting, and safer streets with emphasis on beautification and quality of life. Also with emphasis on infrastructure. i see West Monroe as the best city of its size in the USA based on safety, quality of life, infrastructure, beautification, education.
- My hope us that it is thriving.
- Hopefully a growing and employment rich city
- Bigger better more easily assessable
- I would love to have clean water. Brown water baths are disgusting, not to mention what consuming that water is probably doing to our health.
- Better zoning with regard to housing/commercial. Better outreach for senior citizens.
- Continuing to grow with more commercial and residential development.
- Continuing to grow into one of the nicest Cities in Louisiana
- A thriving, artsy, and family-oriented Christian community.
- Small town; I don't see much progress being made towards helping poor people out of poverty and giving them the resources to learn to provide for themselves. Education needs more focus and MONEY than is currently given to help break the cycle of poverty in our area.

- Growing
- More forward-thinking, and not stuck in the past.
- Hopefully cleaned up. Looking nicer. Citizens that want to work and want to do a good job.
- I would love to see us beautify our main roads and businesses and add more community gathering spaces to benefit the general public.
- GOOD
- Walkable, places to sit, like a huge boardwalk. Better stores.
- Full of new and existing businesses and all construction complete
- More businesses including non boutique shopping. We need a mall or at least a department store.
- larger, moved out more towards the Calhoun area. More diverse population (not just white and black),
- Envision WM community more vibrant, inviting, and presentable through efforts of master plan. WM already has a certain feel that resonates with its residents and makes the community very livable. Economic Development in conjunction with a focus on making the community more attractive with a defined look and feel as well as enhanced infrastructure to attract new business will be a plus.
- A place for entertainment
- A quaint, yet thriving community with an urban vibe. Lots of activity options designed for specific lifestyles: senior adults, families, empty nesters, etc.
- Larger geographically, middle aged demographic with median income and service heavy business community.
- Vibrant downtown with improvement in Riverbend community housing and gateways to the city. More bike paths and recreational opportunities such as the Sports Complex.
- Prosperous and clean
- Unless jobs with better wages become available, I imagine it will be smaller.
- Crowded, thriving.
- vibrant, thriving community attracting new, young people and retaining them.
- I see West Monroe as overtaking Monroe as the metropolitan hub in this area.
- In 2046 the City of West Monroe will have substantially increased the retail and commercial percentage of land within the city limits. Residential ownership and neighborhood revitalization will have reduced the percentage of substandard housing/rentals. Residential growth will continue mostly outside the city boundaries in unincorporated neighborhoods.

2

What is West Monroe's greatest asset for land use and/or maintaining community character?

- Parks
- Small family oriented neighborhoods and 55+ communities.

- Recreational and entertainment
- Antique Alley and the Duck Dynasty properties and the Ike.
- The old golf course
- No public transport
- I-20
- available open land
- The land by the Ike
- Downtown
- the availability of the land we have.
- More parks/walking trails
- To open businesses that will attract people with good intentions that care about our city.
- The Ouachita River, Kiroli Park, Highland Park Golf Course
- The amount of land available
- Dining and Hotels
- The greatest asset currently is the historic downtown area.
- New businesses joining the community.
- Parks, downtown area, focus on history/historical districts
- The generations 25 - 55 already interested in the older areas and businesses
- We are land locked to a point. The area around the Ike and Well road is our greatest current asset.
- The greatest asset is the small geographic area. It makes it easier to control and maintain.
- Sports/recreational complex, large convention center with theater for productions
- Kiroli Park
- Lazarre Park needs to be a river boat casino.
- P&Z and Code Enforcement with reasonable variances
- Community service
- Kiroli park
- "Keeping everything clean and presentable.
- The parks in West Monroe are beautiful and are a great place for people to enjoy the outdoors. The Louisiana weather is also perfect for outdoor activities.
- The people
- The area around the Ike Hamilton. Could be a great entertainment area
- A police department that every division is in the same building. Instead of 3 separate buildings. This would help better serve the community and have better communication throughout the department.
- Something that pays well to keep people from moving to other states and cities.
- Finding a balance between infrastructure and maintaining some of the natural environment for biodiversity and recreation. More sidewalks, bike paths and community wide events.
- we have a bunch of land across from freds and by the interstate at downing pines
- superior planning and zoning coupled with engineering that is well informed about the systems in the city
- River and interstate
- Keeping with wholesome family activities, shopping, and healthy living conditions.
- Finding ways for citizens to own property.

- Kiroli Park is the best thing this city has going! It is incredible to have a park like that here! As far as moving forward, majority of available land is around the Ike. I think the idea of bringing in a indoor sports complex is a good way to bring in visitors and increase volume of sales taxes. I would like to see more building restrictions across the entire city. It's hard to envision the city improving when liquor stores are able to build metal buildings on cypress street. If there were more restrictions, appearances would improve. Trenton Street has a lot of potential. The improvements that have already been made are good. The music playing in the street is a very nice touch. The future plan that showed downtown without all the over head powerlines looked great. I know transitioning to underground lines would be a tremendous expense but it does significantly improve appearances. The last city I lived in had a downtown area similar to Trenton St and they had a little fire station where kids were able to look at the fire truck and we visited with firemen several times. I wish there was more involvement like that with the fire department here.
- Kiroli Park, the river, the land behind antique alley (where the Christmas lights used to be), Restoration Park, Antique Alley itself, and the Ike.
- Businesses and the consistent architecture of buildings. I think of places like Fort Worth. It looks and feels clean because of the consistent nature of the surrounding buildings. Lawns, bushes, trees, and the like remain manicured.
- The City has vacant land to use even with out annexing property which is a great asset.
- Our Parks and recreation areas are a great asset, People need places to get out of there houses and get fresh air besides cleaning there own yards
- "Ouachita River and Kiroli Park"
- kiroli park
- Parks to enjoy walking (with shade :) and to have venues for entertainment.
- I am not sure, I do not spend much time in West Monroe
- Space
- We have wonderful park areas and great walking trail areas. Biking is easily done through neighborhoods.
- Maintaining our downtown and old town areas. Keeping these areas vital and safe. West Monroe has a lot of charm that we need to rehabilitate and not let get run down.
- Improvements to River front areas to encourage tourism.
- We have a surplus of capable builders and developers in this area with plenty of room for upgrades and new developments.
- "Recreational opportunities, such as Kiroli Park. The new adventure center. Skate Town.
- Keep expanding on entertainment like this.
- Community events are great, too, but are often overcrowded."
- Bring in more industry for better paying jobs and updating the streets and drainage
- Ouachita river totally underutilized by both cities, should have the endom bridge be a walkway for people during holidays and weekends connect the two downtowns we are not Dallas we must pool our resources previous leaders on both sides have been selfish and it has cost us in outward migration as well as loss of employers

- Kiroli Park, Highland Park Wetlands area, Ike area, Trenton Street downtown if viable and maintained; the river frontage and access
- Sort of continuing my previous answer, West Monroe's greatest asset is it's proximity to The Ouachita River. Retail commerce and upscale housing that takes advantage of this scenic waterway would be most attractive to visitors and residents alike. The history of West Monroe, and Trenton has always revolved around the Ouachita and has been the basis for its character from the beginning.
- the area around the Ike and Highland Park
- Parks
- cleaner roads, we have trash everywhere
- Kiroli Park
- "Don't OVERDEVELOP the land but instead work with land owners to help beautify what is already there. This area could ""develop"" and thrive by simply promoting it as an ""afternoon drive in the country"" kind of area. With that said, Hwy 546 desperately needs shoulders! As beautiful as it is, it's also terrifying and very dangerous!
- Another idea would be to help people develop businesses that focus on southern style homesteading. Homesteading and that type of lifestyle is booming - especially after the quarantine - and the west side of the river has a gold-mine of people who have been living this lifestyle for generations so why not encourage and develop this country life as a way for our citizens to make a living? "
- "No doubt the Ouachita River. Also, our parks are underrated. Kiroli is great. There are about 2 miles of trails currently, and if we could add about 2 more I think it would draw in a lot more runners. Also, the lakes should be open to kayaking. That would be huge.
- Restoration Park is a unique asset as well. I don't see it advertised very well though. I'm a high school teacher and when I mention it in class most of my students have never heard of it. I think it's due to the lack of events that are held there. I think it could be a great venue for fun runs or walks. There is a niche market for a special type of ultra race called 6/12/24 hour ultra marathons. You basically choose a time limit and run a specified loop for that amount of time. It sounds crazy but there are tons of people around the country that do these things. Restoration Park would be perfect. There are hotels all around it; it's a perfect mile loop with great scenery and shade, and volunteers aid stations could be set up in the pavilions along the way.
- Lazzarre Park and Surrounding Area - It feels like the city has given up on this area. Downtown West Monroe/Monroe is beautiful. The view from Trapps is breathtaking and that neighborhood/park could be a huge asset.
- Build a state of the art Baseball and Softball complex!!
- I'm not sure what this question means but the most valuable piece of land for West Monroe is probably the plot off I20 in by downing pines and the IKE
- It is used wisely
- Community character
- I do not understand the question
- It seems that it is that high school that is everyone's main focus. We need to be more focused on our waterways, entertainment and road improvements.

- The land can be used to bring more parks and forms of entertainment for individuals and for families. We can keep it safe yet bring more outdoor fun. I would love to see a drive-in movie theater, and we should host an annual State Fair with safe rides, carnival foods, and games. It would be something that people could look forward to every year, but it could be cleaner and safer than the one at the Monroe Civic Center. That one has gone down hill over the years. We need to bring wholesome forms of entertainment while still moving forward into the 21st century. That's how we can stay modern and relevant while maintaining our moral compass and safe streets.
- The Ouachita River if utilized correctly and not privatized.
- Update/renovate downtown WM; Continued development of land near the Ike; continued development of upscale neighborhoods
- Ouachita River and old buildings that can be used as restaurants, bars, entertainment, etc...
- See above. More restrictions and less trailers.
- The Vacant land around the Ike needs to be utilized
- undeveloped property just outside the city limits
- Kiroli Park is wonderful and I would like to see more done to advertise things happening there.
- no clue
- "Greatest asset if the land off I-20
- Find businesses for the empty buildings.
- Keep WM family friendly and clean!
- Homes
- The Ouachita River and the land that surrounds it. Using the land around it to safely beautify and create awesome places for families to eat, play, shop, and recreate. The OUachita River could be so beautiful if we could love on its banks.
- There seems to be a little bit more effort in trying to clean up empty spaces and getting them ready for selling. That has to be a leadership issue.
- The RIVER!!
- The development of land by the Ike
- I am extremely pleased with the public parks but would like to see them expanded, especially trails.
- We need a baseball/softball complex in this area.
- "Canal On 7th
- Pipe it in 2 mil\$
- stick to the small town feel
- The river and down town area is fabulous. I wish more stores were there. I wish we had more things on the river.
- The parks are certainly beneficial- sidewalks would be nice.
- Bring a Costco to West Monroe near the IKE
- Ike Hamilton, downtown, river
- Schools
- WM needs places that families can enjoy - whether a park, or an outdoor recreational facility, somewhere that we can go and be proud of -
- tearing down old building, picking up trash
- kroli park

- "Downtown area
- Ike area
- Ike Hamilton center. Hotels. Restaurants
- Local business should prevail. A lot of green space.
- Reusing areas that are falling apart or have been neglected would help to maintain/grow community character.
- BUSINESS GROWTH
- I feel that our area lakes and the Ouachita river are a few of our greatest assets. Our rich heritage is established along the river. Rebuilding and utilizing the old while creating a fresh new urban area could reconnect us to our past and project us into future stability in these areas.
- The sheer amount of unused, open lots.
- The Ike and surrounding land
- "The area around the Ike is growing. We need to attract some of the larger retailers like Costco, Lowe's, Home Depot, etc. This would increase tax revenue as well as give more venues for people to shop in West Monroe.
- I think I elaborated In the first comment on locally owned businesses. A consistent review of these assets would be of dire importance. A review of the cities overall aesthetic quality could further enhance the communities character. This assessment should highlight potential strengths in key areas. Many good things have happened around the down town area that are a wonderful asset to the community already.
- the old golf course could be developed into something that would bring folks to our town without compromising the surrounding neighborhoods
- reasonably priced land with good access; maintained streets and public areas; art centers, parks, entertainment pleasing to residents and visitors alike.
- Currently the greatest assets are near the Ike Hamilton Expo Center and west of Well Road.
- Businesses
- I would love for us to have land for an outlet mall so I do not have to go into the mall in Monroe. I do not feel safe for my children or myself after witnessing fights while trying to buy my children glasses.
- We have enough banks, car washes, and hotels. Lets get Trenton Meadows built.
- Parks, libraries, Movies, Churches. All land devoted to supporting families
- i enjoy the parks, and family oriented buissnesses
- "Not clear on this question, but I think we have the river and bayous that can be an assets for development of business. Also, we have the Ike which is a big pull for the cattle/horse industry.
- Trenton street and the downtown area.
- People that take care of what they have.
- Residential areas.
- Parks
- the people willing to support growth
- Beautiful areas
- kiroli park"
- the people
- Kiroli Park
- Land by the Ike could be utilized for more family entertainment, and/or strip mall. Surge is a great start
- Downing Pines and North 7th and Arkansas Road

- Land use is plentiful and new developments will help maintain community.
- Downtown needs more so that it can be a great way to maintain the community also more opportunities to shop in West Monroe
- Ike Hamilton area
- More parks and wildlife areas with hunting and fishing opportunities.
- I think that the old golf course would be a great location for apartments. I think that we should have affordable housing in areas outside of the Riverbend and Riser communities.
- Keeping businesses open and bringing new businesses to the area to fill the vacant building that we have.
- Our downtown area has some offerings but it would be great if the empty buildings were restored and offered as apartments or townhouses. We should also demolish uninhabited dwellings and have the extra land available rather than an eyesore.
- Housing
- The old golf course in West Monroe on 7th street could be used as a park, bike trails, or some other form of community space. Keep the older parts clean and useable. Right now it looks pretty run down.
- Botanical gardens / parks / walking paths.
- Parks, entertainment venues, small businesses
- Improving your sport facilities.
- Area for families to spend together
- "accessible parks, recreation, there needs to be ZONING
- I think the greatest asset right now is Kiroli Park. It is used by so many people.
- "Land use: I'm not sure (Downing Pines/Mane Street area?)
- Community Character: Good schools, Antique Alley, and Farmer's Market."
- Kiroli park
- Perhaps the Ike and that area, otherwise...unsure
- Keeping things spread out...not piling houses on top of each other! And NO public transportation!
- There is plenty of land to use
- "I think the greatest asset is the land off by the Ike. It is easily accessible, and it is easily seen by people traveling.
- I think downtown has a lot of potential as does the North 7th area, but I think the reestablishing process may be too pricey. "
- Public park!!! No public housing! Enough of motels!!!
- West Monroe is neat and clean. Restoration Park and Kiroli Park are assets. Our shops and Thomas road places to eat.
- Utilize river more. More parks.
- Paper Mill, Ike Hamilton, Restaurants, Football
- I don't see one. They have no standards. You can have a huge nice house and a trailer park side by side. It's horrible.
- I believe we are behind the times when it comes to family activities and sports other than football. I would love to see a YMCA built that can offer other sports, such as swimming and volleyball. and offer afterschool tutoring by the teachers of this parish. Also, we are missing the opportunity to bring in box stores, such as Costco or Trader Joes as well as outlet shopping. We have the real estate right off of I-20. This will set us apart from other small towns and draw in money from the areas surrounding us.

- Beautification of our riverside areas, city property requirements that businesses beautify their areas or they are cited heavy fines. Restrictions of our land areas for neighborhoods and NO toleration for unsightly areas or properties. We need some entertainment brought to this area as well as an ULTA, Target, TJ Maxx, Homegoods etc
- WM has many areas still undeveloped and available for business and residential growth.
- The Ouachita River is our BEST AND MOST BEAUTIFUL asset. We have 2 wonderful downtown areas that need to be further capitalized on and make some river attractions in those areas. Lazzarre point has huge potential, as well. We should make the McQuire land (old golf course) a wonderful park and place people want to use. NOT completely sell it out to business and residential. That would be a mistake. Make it beautiful and usable. High school students could be employed to maintain it and earn money by being productive. This could be said of the old bowling alley land, as well.
- downtown restoration, get rid of buildings that no longer pass code and can not be used, keep parks clean and useful for our community
- The corridor that extends from Academy through to the Ike Hamilton Expo Center and surrounding hotels and restaurants.
- Infrastructure development and community clean-up initiatives.
- Cleanliness, well manicured, and many options for tourism
- downtown West Monroe is certainly a part of our character. The land near and around the Ike needs to be developed more fully and not just a hodgepodge of hotels
- Walmart
- West Monroe's greatest asset is having a beautiful community, including a great park!
- parks/recreation and land use for adolescent development and character building.
- Parks - walking trails
- It's parks.
- trying to keep the integrity and history of th town/area
- the Ike
- No idea
- I am not sure
- Zoning and good Code Enforcement.
- Location by major interstate and river. Somehow capitalizing on the River would be a greater asset
- The Ouachita River and Kiroli Park
- Need to develop the Ike area.
- Kiroli Park is a great asset. More places like this would be nice.
- Idk
- Community collaboration.
- "The area near the Ike Hamilton Expo has great potential.
- I feel an indoor Mall Type Facility would not be ideal. "
- commercial development
- We need a marina or something on the river. Would be great to access Lazzarre park as a campground of somekind with fishing piers etc. Also some sort of shopping center near Ike

- Downtown and the Ouachita River. Including the Lazarre Park.
- It's use of parks.
- Location on I-20 is the greatest asset/ a historical Downtown maintains community character
- Availability is a great asset WM has to offer. I would like to see WM make use of the many vacant spaces that it has v. Pushing outward.
- Downtown, Kiroli Park and Ike area
- Proximity to interstate
- The riverfront for one
- "I really feel like the old golf course should be an in city park to eat lunches and visit and walk during lunch breaks it would be so relaxing and inmates could keep it up
- I know it's up for sites to be sold but I believe it's gonna be such a missed opportunity to show the working folks that our city cares for them
- The wetlands are beautiful
- The wildlife will be forced to move to other places when they've been there 100's of years
- Turtles are very set to their territory
- They wouldn't just up and move to the river or even our little Lake Elizabeth without being moved by wildlife and fisheries
- The homes in all the trees would be vanished and displace them
- I think that money should go into Trenton St from 1 end to the other"
- The river front. The run down residential area between downtown and Lazar Point needs to be leveled for retail, hotel, restaurants, high end condominium, recreation and expanded green areas for recreation.
- "Ouachita River/downtown tying into river with use of levees/water - Quality of life
- improved parks for recreation- Kiroli is great, but need improved recreation for youth- improvements to biederharn, Lazarre, Cheniere Lake Park, Woysa, etc to really promote a desired destination for young families
- Ike Hamilton, Highland Park, and Calhoun Industrial for business/job opportunities
- The Arkansas Road corridor and the old golf course.
- Keeping the streets clean from litter is important for a clean community character. I love the city being on the river
- Riverside location with nearby businesses and homes
- We need to capitalize on our local resources such as the River, Bayou's and wildlife as a source of revenue driver for visitors or hunters/fisherman, guided tours etc.
- The Ike
- Old Down Town area of course!
- The proper proportioned mix of commercial, residential and parks throughout. Drainage of rainwater optimized and maintained. Add bike, walking paths where possible.
- I think Kiroli park is a great asset that maintains community character. The industrial park area near the Ike probably is our greatest asset.
- the looks of it
- Eye catching businesses along I-20. Need a reason for travelers to exit I-20 and in return they may see other things West Monroe has to offer.

- Our parks for families to enjoy , actives on the river and lakes, use of the Ike to continue sports and other actives for locals and other states to enjoy such as BMX. Maintain cleans streets and roads. Current Volunteers are picking up litter in neighborhoods and cemeteries is very worthy and greatly appreciated.
- The Ike complex and surrounding land needs careful/thoughtful planning to serve both local and visitors family enjoyment.
- Downtown/Trenton Street
- Find new ways to memorialize our traditions. Continue engagement of the public.
- The Master plan, if designed and implemented, providing increased land value, areas for large & small business, areas for various types of living facilities designed to offer value, safety, schools, recreation, churches, and service businesses.
- The charming character of a thriving downtown and the continued improvements of Kiroli Park
- Ouachita River
- Good balance between family oriented and commercial land use.
- The land along the river is an excellent asset.
- Family entertainment; night life; safe areas for recreation.
- Kiroli park and the old golf course
- N/A
- "Greatest land asset is the old Trenton Street Golf Property and area around the Ike.
- Ordinances and Community Pride will maintain community character."
- Land to the North on North 7 th of course the Ike area and expansion of the city limits!
- Main Street Community. ... buildings making the area welcoming and maintaining a sense of place. ... the stories of businesses in the district and what events they use to showcase the area.
- Land for recreational use
- Recreational, commercial development, road infrastructure
- I would grow the development part of the city by hiring individuals who have a proven track record of brining industry to a city(this person(s) may not be on the city payroll at this time). I would use places like the Ike, the industrial park, I-20 access areas to develop industry. I would try and put a trade school on the golf course grounds
- housing is really monitored, and making sure the community is safe
- The river
- Lots of options on relation to land updates, Lazarre point, Trenton street golf area, downing pines and frontage rd. Use these for attractions.
- Trenton Street
- not sure what you mean by character, but our unused land should be used to help the businesses already in place
- Haven for small businesses
- adding an outdoor shopping mall by Ike Hamilton one to represent the Trenton Street feel
- The old golf course on N. 7th
- Green gathering spaces. Park etc

- Green space, parks, community gardens, places for kids & families to play.
- The Ouachita River
- We need to keep commercial areas commercial and residential, residential. We need people to see our city as one that they would want to raise a family in.
- Antique Alley
- There's space to grow, especially along the I-20 corridor.
- No idea
- Antique Ally
- "Downing Pines/Main Street area and Downtown Trenton St./North 7th St property
- Antique Alley/Downtown West Monroe. I live in Monroe but work in WM. For me, WM is Antique Alley. That is the community character. I don't think of Restaurant Row or anything when I think of WM. I think of the charming downtown.
- Our beautiful Ouachita River and Parks would attract nature lovers.
- Natural forest areas spread throughout the metropolitan area. Escape from the city without leaving the city.
- "Land Use - Industrial Park by Ike Hamilton Expo Center
- Community Character - Downtown WM"
- We have a lot of land on I 20 that's not being utilized right now. I would like to see a bowling alley go in with may be a skating rink that you can freeze in the winter time all indoor of course. We need to keep the character of our community with the artwork the herons that are out are beautiful and it's unique to our little town
- Home town feel and the Ouachita River frontage and unique scenery found nowhere else.
- Kiroli Park
- WM has a great community that cares about where they live and I believe will help with keeping their home clean and problem free
- "Antique alley area
- We need to build up our business by the theater and add some money making traveler luring businesses out by the Ike"
- Kiroli Park
- An effort to tie together the old and the new from 20 to cypress from well to the river a beautification effort.
- Draw to downtown and river area. Maintance and grow good parks.
- The Ike mane Street area
- The land where the Ike Hamilton is. And the space where the golf course used to be. And update Trenton street.
- Turning downtown into a music and art district. Clear the land south of Antique Alley all the way to Lazarre and maybe build in some additional riverfront venues or a cooperative with the parish for a casino.
- Parks and retail would create great community Charcter such as antique alley and seventh square
- Kiroli park
- Providing entertainment that does not only include various booths of goods to buy. We need family entertainment that is fun for all age groups, not just shopping. Not everyone in the community has a lot of expendable income so more variety of activities that does not require

constant payment throughout the event would be great. Possibly a bike or skate park, something to keep active. Also there is nothing for the younger generation to do other than drive around or hang out at Academy's parking lot. We don't need another restaurant especially if we are concerned about the area's high obesity rates. This would also provide more jobs.

- Waterways and Parks for recreational uses. There is a lot of land around that could also be used for things like a sports complex and more hotels.
- The riverfront and public areas like Kiroli, Lazzare, Restoration Park, former Trenton St golf course, Ike Hamilton area.
- Downtown /River
- Lazzare Park and of course the land by the Ike.
- Homes and local communities within our own community
- Not sure
- Parks for kids to play and exercise for others
- More parks for children and adults, more flea market type fun shopping a movie theater with bar and restaurant like the big cities.
- Kiroli Park
- Ouachita River, area Lakes, parks and trails, small businesses
- Our greatest asset is the Ouachita River. It other divides and connects Monroe and West Monroe. It's a key to our history and it should be utilized more. We see levees and we drive over bridges but we need more to tie us to its historical and commercial uses.
- "I would like to see more development near the hotel area.
- Shopping or entertainment "
- Community loyalty.
- Businesses and housing
- The riverfront is underutilized as far as character. There could be a river walk with shops and restaurants
- Spaces available for green spaces (the old golf course, area around the 5th street community center, Kiroli Park, Restoration Park, Mitchell School could be torn down and use the area there for green space, etc. The areas around the river could be greatly enhanced.
- Parks
- Downtown, Trenton Street golf course potential, Duck Dynasty, Meadory, Traps, Firework Shows, Events.
- parks and recreation. we should improve all parks with-in the city. With respect to Lazzare Park, improve Lazzare Park to make better use of the vast amount of property that is in the park so that it can be used like Forsythe Park in Monroe. Improve the restroom facilities and lighting in the park.
- Whatever buildings are there should be used
- Develop land like Downtown WM but have more things for family and children
- Restoration park is very nice as well as Kiroli. I would like to see smaller parks in different locations for children to play in rather than having to just go to Kiroli.
- Parks, bicycle paths More common areas with an old town feel
- Antique Alley
- Making our city proud to be a clean, forward-thinking, environmentally conscious community.

- The Ouachita River
- “Antique Alley,
- Riverfront,
- Parks”
- Property taxes; finding businesses to built on and take care of the land
- Kiroli Park maybe? And Antique Alley together with the whole downtown.
- Kiroli Park
- Idk
- Parks. Art. Benches. Boardwalks.
- Businesses that aren’t in strip malls.
- I absolutely love WM’s park system. I’ve always love Kiroli Park but now we have restoration park. It’s excellent. I love that WM (Cypress St. especially) has more sidewalks than it used to.
- Continuing to develop the property near the Ike will be a tremendous boost to maintaining community character.
- Kiroli Park, Ike property, downtown
- “Don’t develop it all, yet enhance it! Keep green spaces and places for nature to thrive.
- Natural areas that could become destinations, such as Lazarre and Cheniere Lake
- The greatest asset is the availability of land by the Ike and ability to annex in the surrounding subdivisions around the Arkansas Road area.
- Highland park & Ike
- “1. The strong community support for the public schools and the community pride in the traditions of these schools is very much a part of community image, confidence and pride. This must be maintained for a strong community character.
- 2. The stability of home ownership and property appreciation is key to stable neighborhoods inside and outside the city limits.
- 3. The enlarging footprints of dynamic churches and faith based institutions is a signal of strong community character.
- 3. Respected and preferred west side health care services must be a major aspect of community character. As the aging population grows this will be vital.
- 4. Infrastructure for parks and recreation, green spaces, outdoor and indoor event venues, sports industry is a key aspect.



What is West Monroe’s greatest challenge for land use and maintaining community character?

- Ouachita River
- “Private investors that do not care about people just the next \$\$
- Maintaining properly

- Don't know
- South part of town
- Need apparel shopping
- Motels popping up without any other improvements/attractions
- choosing proper use of available land
- The use of access to riverfront land downtown
- River access
- getting the right business to open up here,
- To make the best use of the little area that we have to better the community
- The Ouachita River, Highland Park Golf Course
- Making it accessible by other means than just by CAR, would love to see sidewalks
- Not enough available property
- The greatest challenge is that there is no land for shopping malls or outlets.
- There's too many abandoned and run down homes that needs to be addressed. Codes needs to be followed dealing with City drainage issues.
- empty unused buildings especially obvious franchise/chain businesses
- Not waiting to begin the process
- We are very commercial compared to other cities around the state.
- The greatest challenge is that there is not many areas left for new development.
- Littering, pollution. It is the dirtiest community I have ever resided.
- Ike
- Lack of land
- The economy and how willing the state is to draw big business here.
Having said that, our entire area tempers business attractiveness by trash in the ditches and drugs in the community.
- Not everyone being available or people not having time to give their land
- "There's a lot of land that west Monroe could put to better use
- The land gets very soggy
- Older buildings that need to be renovated
- Not enough
- Poverty level is high due to low paying job market
- The amount of crime rate bringing in more people and more money.
- Same as above.
- Overdeveloping the land and neglecting to maintain the environment from pollution and littering. Allowing too many empty lots to go unused and/or unmaintained.
- I would say overly conservative values when it comes to embracing events that offer alcohol. Alcohol attracts a bigger crowd in my opinion
- Land locked for growth
- Health
- Flooding issues/rental properties
- Lack of building restrictions! There is no consistency to what is being built/remodeled. Finances would be another great challenge. I am aware that the city is primarily funded by sales taxes. With online sales increasing, I don't know how small cities like ours will survive much less flourish. I'm sure you have looked into expanding the city limits for more property taxes. I assume that is not a viable solution.
- parking, some locations are not central enough for citizens, and the roads that lead to these locations can sometimes cause bottlenecks -just a traffic nightmare.

- Some are content with what is here and some are dissatisfied. Because of that, there is a lack of unity. When there is a lack of unity progress is either delayed or put on the shelf for later discussion. Either way, it remains undone.
- The greatest challenge is getting new shopping in the City because the population doesn't support new shopping area.
- Our City is growing so fast but it would be nice to have a major company like LOWES in our area to keep us from having to go to Monroe for building materials that are affordable
- Litter
- Coleman and Montgomery streets
- Revitalizing the older neighborhoods.
- I am not sure, I do not spend much time in West Monroe. Don't kill the trees.
- Cleanliness and landscape
- Not becoming cardboard cutouts with our subdivisions.
- "Most of West Monroe's community
- Live outside city limits, so it is important to maintain vitality of city to be safe, clean, and productive. "
- The small area that is now incorporated as West Monroe.
- We have very relaxed zoning restrictions.
- "Poor initial zoning and organization of land development. The layout of the city is half hazard and there is little that can be done about it now. Space could have been better utilized but moving forward new developments should be looked at with consideration of future developments. Will residential lots need to be bought out for road expansion? Will this development add or create congestion? There is a lot of missed opportunity with the layout of property in the area. This is discouraging to people looking to buy and build, and many people look to Calhoun as a result.
- But the same is happening for West Monroe-- many people in Monroe want in at the schools here. With many new rental options along the Arkansas Road expansion, the area is changing and it hasn't been for the better."
- Better streets and drainage.
- Expansion and zoning, u can build a nice house and have a meth lab next to u
- Ike area - future use of properties, Trenton Street downtown - keeping businesses present and developing further; the river is not maintained for access or control as to flooding
- In my view, the greatest challenge for land use and turning dreams into reality is bringing the residents (taxpayers) on board. They must be convinced of the likelihood of success and the availability of financial resources to bring these dreams to fruition. Ruston, Natchitoches and downtown Baton Rouge are good examples of what this process can accomplish.
- You will have to expand city to grow and grow tax base
- Eye sore properties
- keeping our roads clear of trash
- Utilizing the land near the Ike to bring in large clothing shopping centers...(Like the boardwalk in Shreveport). West Monroe does not have a large selection of clothing store providers, except for small, independently owned boutiques.

- “Urban sprawl
- “Inflatable” neighborhoods
- Deteriorating “garden district”
- I think lack of public land along the river is the greatest challenge. It is no doubt our greatest asset and the only time I get to see it is when I’m crossing the bridge.
- Keeping new businesses in West Monroe
- keeping it clean and continual growth
- City buses would be an asset to those walking or riding a bike to work in terrible weather
- Drainage and street lights
- I don’t feel like there are enough opportunities to get together to grow and to support each other and the community. I also want to participate in programs that will help the homeless, the forgotten senior citizens (whether at home or in nursing homes) and the mentally challenged. I just don’t know where the most need is and how to get involved. As a community working together, we could make a greater impact.
- “Bad zoning laws. There was no planning!
- Littering is also a problem throughout WM and the parish.
- Bad roads detract from many areas. “
- Lack of waterfront property and room to grow for homeowners; ease of access to businesses; maintaining a “small-town” feel while growing to keep up with the times
- lack of entertainment, outdoor activities
- More neighborhoods and less random trailers
- Building Restrictions should be more lenient
- maintaining said uses
- Becoming too “big corporation” might would cause the small town feel to go away. The challenge will be balancing incoming retailers/attractions with staying suburban. It would be fun to have more attractions/things to do for local families. This might also bring in a little more tourism for our economy.
- maintance and upkeep
- Filling the empty building and cleaning the city
- All of the trashy areas that surround the River that make the parks feel scary and unsafe. Its so wasted. we love to take rides on the levy near the river and its scary looking. It could be so nice and so much fun for families.
- Property owners not enforcing or abiding by codes, for example, unmowed grass, old appliances or furniture out and about in view; streets that are rough to drive on.
- theft/vandalism/lack of maintaining businesses
- Too many trailer parks
- Sidewalks and more pedestrian areas.
- Property development around traps restaurant
- get rid of the trash on the roadways, fill potholes, get rid of above ground power lines, limits on neon and tall signage
- The ugly buildings and houses that are not kept up and need to be cleaned up are a real eye sore. A major challenge is that people tear things up when things are put in place for the community to use and enjoy.
- Keeping things clean- especially south of the railroad.

- Not enough entertaining places for adults.
- Having more community events as a whole for families. They really need outside basketball court and splash pad for the littles.
- MAINTAINING the facilities that we have
- Keeping community clean
- roundabouts
- Downtown
- Very expensive real estate. I feel the homes are overpriced
- Keeping big business out. Don't keep bringing in businesses where they don't care about the local community.
- I guess space would be an issue - things like WMHS are out growing their space.
- A bunch of low rate gas stations on every corner
- Funding for building up the river areas.
- "Leadership approving stupid and unnecessary investments that do nothing to improve our area.
- We don't need a second McCallister's across the street from the original! We don't need another roundabout that has caused more traffic than I've ever witnessed in 30 years of living here! We don't need another auto parts store!
- We have no community character. "
- "Areas with dilapidated housing
- Vacant buildings"
- The greatest challenge will be reaching into the less fortunate areas of the community and asking questions to enlighten administration as to the values, needs and problems effecting this portion of the city. To maintain the uniqueness of these parts of the community and improve their quality of life would be paramount. Building that bridge is a challenge that West Monroe could achieving by prioritizing and moving forward with this objective.
- drainage; old buildings that are beyond repair; neighborhoods in decline
- Community pride amongst all citizens.
- Its greatest challenge is utilizing land near the Ouachita River and along the levee. We have such a beautiful landscape along the river which needs to be better utilized. In order to do that, we desperately need another bridge to cross from Monroe to West Monroe. Then areas could grow around that bridge.
- Ugly buildings bad parking lots
- I feel we are not looking at progress and Ruston is going to out do us.
- Businesses spending their money here.
- making the lands appearance both natural and functional
- Population of the "old regime" resistant to towards progressive change. Zoning problems.
- Along the river and keeping the downtown clean. As this is also the greatest assest to the community I do not feel that it is kept up to standards, at times seems dirty, and the buildings are run down. Also the town seems to be resistant to change and not open to new possibilities. Administration in this community does not seem to be open to "keeping up with the times" and seems complacent.
- Traffic.
- Commercial expansion and open spaces (in addition to Kiroli Park)
- Clean air. A center for the arts & music would be nice.

- money
- swamp areas
- ugly old buildings/trash
- dirty, trashy areas
- The weather
- There doesn't seem to be too much available land in the city limits, maybe branching out toward Calhoun
- Getting big business and commerce in our community.
- At this point soliciting big business seems to be a challenge and I am not sure what is the problem? Taxes, etc.?
- Need something out there besides hotels
- Congested traffic and run down.
- The communities lack of desire for change.
- Keeping businesses that bring crimes to our area like spas that have trafficking.
- I think the greatest challenge as far as the character goes is remembering that not everyone is a WM Rebel fan. We also have West Ouachita high school in the area. Our community tends to focus only on the one in town and neglect those that still live in WM but just a little farther out. Also, working in the Woodlawn community, our teachers are always forgotten when it comes to businesses in town rewarding teachers with Sonic drinks or a "happy" from a local business or even a meal for the day. There needs to be a grocery store and a few restaurant style access in the area. We have plenty of land out here that is completely untapped. A park and walking trail next to the library would be awesome for our community.
- "Need homeowners membership in neighborhood so people will take care of the property
- Looks like trash in half the neighborhoods
- We also need to find a better place to relocate mobile homes off main roads.
- Eye sore"
- Too many sprawling neighborhoods.
- The area around the I-20 corridor, should be kept clean and appealing. This is what people see as they pass through our city.
- Not building too far out from the heart of our community
- Family Activities
- Dilapidated, unused building complexes
- maintenance, upkeep, ZONING
- So many apartment buildings are going up in West Monroe and trailer parks which decreases the value of homes, and I hate to say it but it brings in a rough crowd.
- Poor planning and management
- Lack of zoning, lack of recreational use (GOLF COURSES!)
- the land area approaching West Monroe from the east, just after crossing the Ouachita River could use improvement
- Growing so fast and maintaining improvements in a timely manner.
- The greatest challenge is a sustained business or business model. WM tends to start and quit things. Restaurants open and close. Bars come and go. Businesses come and go. I think sustainability and work with the community.
- Keeping businesses open
- No Government housing!!!! No more bars

- Controlling the traffic to get onto frontage roads.
- Old needs to be updated and renewed
- Keeping the “small town” feel that WM has
- They need to increase jobs and events.
- Our roads and lack of planned travel. Our area has expanded tremendously, but our roads have not caught up with this expansion.
- The greatest challenge is that there are nasty unsightly areas and NOT enough restrictions on buildings, properties, etc that do not take care of their areas. We need to beautify with strict code enforcement to bring businesses here.
- We have enough low income housing and unused strip malls. There are old buildings on Cypress on the north end that need face lifts and THEY NEED TO BE USED.
- Opposition to those things named under #2 above because some long time residents are resistant to change.
- money to be used to keep our community clean and restored
- drainage and flooding...potholes
- Infrastructure development and community clean-up initiatives.
- Decaying and impoverished neighborhoods that need to be modernized.
- the entire city
- Our older neighborhoods, especially the ones near the high school and near 5th street, are becoming unsightly and dangerous, and do not attract the motivated, intelligent, energetic people who care about our community.
- West Monroe's greatest challenge is bringing more popular business' to the area. Most businesses are closing in Monroe.
- land use for restaurants
- safety
- Certain parts of the community look rundown or tired. Buildings are empty and no new business is filling them.
- not using the resources/building that are vacant and available
- empty buildings that are an eyesore
- The overall quality of worker. No one here has any drive to do good work, so if we did have some kind of park (not kiroli) or golf course it would be garbage
- not sure
- Not much developable land in the City limits. People not wanting to put the extra money into having a better quality building, landscaping, etc.
- Keeping as much “green” as possible, or at least maintaining the existing natural resources, while expanding in a thoughtful manner with focus on future generations. I look at the Pecanmall area as an example of a design gone awry. It's a maze and hodgepodge of parking lots slapped together; unintentional most likely but designers had no way to predict area growth and needs, nor the future trends with shopping
- The expense of improving areas near the river.
- Need an area of land for industrial growth.
- Growth without a vision for keeping up the city feeling like a community.
- infrastructure and roads to get to our businesses
- Pollution and carbon footprint.
- Locations where businesses and homes (some in not so great shape) co-exist. Delapidated structures.

- new residential single family homes
- Greatest challenge would be cleaning out 5th street area so more people and travelers would want to access the area down there, and getting anyone that would want to put their money into a shopping center near Ike
- Disjointed "strip malls" all over town
- Lack of retail shopping.
- Lack of ordinances and community push back when trying to implement
- WM' greater asset is also its greatest challenge. How do we preserve what we have IN ADDITION to restoring/renovating current vacant spaces. Our challenge is to take care of and make the most of what we have. Growth is positive and necessary, but we need to be cognizant of not growing around a "hollow shell".
- lack of pride in home/business ownership.
- Stabilization of declining neighborhoods
- Downtown
- "This is a great question I see our only spot that's different being used like every other piece of dirt
- The little wetlands on the old golf course"
- "having site available to land a large job producing industry
- beautification of existing recreational areas"
- South West Monroe, near Coleman, Riverbend, etc.
- I'm not real sure how to answer this one.
- The financial means of potential landowners
- Trying to be something we are not. This is a Christian family focused community and we should maintain and grow this as a focus so others feel comfortable in moving their families here.
- Getting retail
- Paying for needed changes while promoting and fostering a sense of community.
- Aging housing and commercial areas without reinvestment
- There does not seems to be much unused land in the city.
- Getting approval
- Maybe give tax breaks to businesses along I-20 for question #2 to happen.
- Making good decisions when offers are made to move to our community. I would not allow a casino, betting machines, etc., due to community decline where this has been allowed in other areas.
- Improving appearance and quality of south side residential housing and developing basic neighborhood commercial shopping stores.
- Lack of zoning. GOWC
- At some point we may need more vacant land to develop to support growth. Crime or the perception of crime.
- Moving from the master plan to implementation. Don't meet and talk it to death. The city has a small window for success
- Downtown needs to extend hours to encourage evening dining and shopping. Unfortunately most shops are closed when people get off of work.
- Managing crime in some areas. And other areas people seem to not care in the city....need to some how make them understand the importance of taking care of our city.
- Maintaining the integrity of the community
- Available land and funds to develop.

- Rapid development and leaving enough green space like parks
- "Not enough available land within the City limits.
- Parts of the City are getting older and run down some."
- Attracting business other than restaurants! Business that offers benefits to keep the younger generation.
- Plan of Conservation and Development; to provide for the best use of land in the Town.
- I perceive the greatest challenge would be maintenance and updating expenses over time.
- Tax revenue and the motivation to have to invest now in order to have something of real value down the road. Tough sell for the common person.
- WM is too dependent on brick and mortar stores for tax base, etc. Those stores can't support the kind of infrastructure the town needs
- not a lot of job opportunities
- People are resistant to change
- Funding I would think, we have to request and win investments and Grants to establish these areas.
- Zoning issues
- we need more than more of the same
- Allowing automobiles to dominate
- not overcrowding with more housing and cleaning up old buildings for new use
- Implementing too many apartments/housing units.
- Not enough areas to use as green spaces
- Not turning every square inch of green space into an economic commodity. Not everything needs a price tag or to turn a profit.
- Money and getting cooperation from land owners.
- Our community appears to be aging. We need to maintain the land we have and not construct for the sake of construction. Fewer multi-housing developments. More restrictions on land in order to keep a clean inviting area.
- Maintaining aging buildings and infrastructure.
- Restrictions, taxes
- "finding companies and chain retail that will locate here
- What do we consider West Monroe? I know for me I don't think or hear of anything other than Antique Alley/Downtown WM. The greatest challenge in my opinion is even knowing there is land use out there in other areas.
- Not to be so commercialized, but have southern culture/heritage represented.
- Trash and Litter.
- Not really sure of challenges - maybe deciding what is the best use to put in that area?
- People. They need to want to appreciate what they have and clean up their own yards. All of the blighted houses that are falling in our people that are still living in those houses and they haven't taken care of them. I realize that they probably cannot afford to keep up with her house that's falling in but they could at least pick up the trash that is around them. water park, or anything that's going to be anything but empty land. That land has been vacant for 25 years and it's been sold and re-sold many times and nothing happens
- Limited space
- Flooding and climate change.
- There are a few congestion problem with traffic, also the drainage problem when it rains

- Our city workers need to do better at things like maintaining the roads and grass etc. also maybe more support for small businesses to stay a float
- maintaining Kiroli Park. It has been closed more than it has been open in 2021. In 2020 it had damage to the trails from the hurricanes that have not been fixed. How can people exercise and meet up healthily during this pandemic with the safest park closed all the time and/or damaged?
- Getting everyone on board
- Possibly zoning for businesses and key industries.
- More things around Ike and old golf course
- Lack of available land and subpar neighborhoods along the southern area of the riverfront. Lazzarre Park horribly maintained.
- Funding and actually taking the action on plans and finding something unique to other areas and not the same attractions that stand 30 minutes out
- Run down neighborhoods.
- Budget and pleasing a diverse group of people.
- Drugs and Crime in general. Litter on the ground. Not an attractive option when businesses are looking to possibly make a move to the area.
- Deterioration of Southside and areas along N 7th St/Cypress
- No pride in ownership for commercial and residential spaces
- "Heavily saturated with unrestricted residential communities that have little to no care of maintaining property.
- Focusing strictly on big box, takes a lot of the charm out of a small town. Understand that a mixture of both is needed and supporting of small businesses I believe is essential "
- Development on the property behind Surge
- Drainage. Everything floods
- Getting more people interested in moving here and living here. More baby boomers age and more entertainment for people of all ages. Outdoor entertainment and indoor. Concerts like Shreveport and New Orleans has.
- Maintaining Kiroli Park to past standards.
- High taxes, littering, deteriorating properties
- West Monroe has three zip codes, but it seems that all development is limited to 71291, especially east of the railroad tracks. Racial and socioeconomic characteristics can define and confine these areas. We need to engage the public in development issues that affect them. We need to utilize more volunteer and or court ordered labor for community beautification projects beyond picking up litter.
- City limits are small
- Over building of subdivisions with only one route of egress and poor traffic patterns
- "Keeping section 8 and other low rent housing to a minimum
- Create restrictions to retain property value "
- Limited space.
- Poverty, lack of scheduled public transportation.
- wise use not creating unintended consequences.
- Trenton Street Golf Course, Area around coleman ave, fake front metal shack buildings like Dollar General. Those buildings look cheap and will run down quicker and is not setting up the city for success in the future.
- obtaining funds.

- Having enough land to develop what is essential to the community
- The limitation of Bars and immoral areas
- All of the run down businesses and homes
- A run-down trailer next to a nice residence. :-{
- Lack of River front property
- "Cleanliness/Maintenance,
- Inadequate funding for our greatest assets. "
- Allowing property to be left unattended and run down
- Litter, inconsistency of signage for businesses
- Affordability
- Sidewalks. How spread out it all is.
- Litter and strip malls
- The south side has a lot of poverty. A bus system would allow people in poor parts of town to commute to other parts of town opening up job opportunities for them. I feel like WM looks beautiful in some parts and full of blight in others.
- Finding investors and businesses that want to bring new places into this community.
- more renters than homeowners, small city limits size, poverty, need more personal responsibility for keeping properties in good repair and clean
- Old run down buildings/trash/people not taking pride in their community
- Drainage and flooding
- The greatest challenge is that annexing in these areas doesnt make a lot of economic sense because the new revenues that would be in would not be large enough to cover the extra liability and manpower needed to service all those properties.
- infrastructure
- Neighborhood crime and substandard mostly landlord properties, empty or abandoned houses. These areas are mostly raised foundation houses of the pre 1960s era that Are not the preferred homeowner investment. These old home structures are difficult to maintain and will not hold up to this type of transient renters and high crime activities. It will take aggressive city code enforcement to remove these structures when they become uninhabited. Landlords will have to be forced to demolish or restore. The crime and posverty that is present in these neighborhoods is straining the schools, law enforcement.

4

Over the next five years, what are the most important improvements the City of West Monroe can make to its land uses and community character (ex. zoning, growth areas, annexation, etc.)?

- sports complex
- Zoning

- Drainage
- Developing the land where golf course used to be
- Stop all the sober living houses in family residential areas
- Maintain the neighborhoods we already have. Road/curb work on existing neighborhoods
- encouraging maintenance and upkeep of existing properties and assisting upkeep with zoning and services.
- Growth in outdoor recreational activities that attract the younger generation.
- "create river access
- annex additional housing units"
- open up for more business.
- Putting a nice park/community pool near highland park at the old golf course
- There are many people in the community that hate having to go to Monroe to shop and eat. We only really have Academy and some local boutiques and restaurants. If there were more shopping stores like an outdoor outlet mall type area where you can shop and eat and enjoy sitting outside it would keep people from going to monroe to have to shop and keep the spending local.
- Beautification, green zones. Would love to see city annex Biedenharn Baseball complex and greatly improve for tournaments, etc.
- Growth areas and zoning
- Make it easier for builders and businesses to come to WM and add, build or expand. Right now it is too difficult and restrictive.
- Revitalizing the older portions of the city
- It would be nice to develop land for a shopping/outlet mall. Recreational expansion for the youth would be great as well.
- "Bring in more sports facilities for the kids and families.
- zoning allowing mixed development in the same area (commercial and residential, sidewalks, more river access
- I do not know what needs to be done in order to achieve the needs
- Annexation has to be a priority not just in regards to business tax income but also in residential expansion to help maintain the character.
- Annexing properties to allow the city to grow geographically.
- Zoning, parks, bike paths, larger recycling center, city pool with swim lessons, water aerobics, synchronized swimming, swim team, etc.
- Fix up south side and do something with the Ike
- Annexation would require more firemen, cops, EMTs, etc...
- Push HARD for a loop.
- Most important Improvements would be making sure that
- Roundabouts being done
- "I can definitely tell that they have been working on improving everything they can.
- Revitalize downtown, create fun events for the community
- Better schooling
- Annex to Well Road. Continue to clean up the area in the southern community. Make improvements to every recreation park.
- Improving water drainage, keeping land maintained, not over extending too quickly into other areas before the city can afford to. Don't allow predatory or exploitative businesses to take root. Encourage more minority owned businesses.

- I would say there are a bunch of areas that are rundown on busy roads and downtown is most important. There needs to be more restaurants, cool bars, and just cooler places need to invest there. Not just boutiques.
- Internal structures of existing areas needed first
- Attract development that will create increase and stabilize tax base.
- Building restrictions. Zoning (I am astonished that we have trailer parks inside the city limits). Annexing the areas down Cypress St, Arkansas Rd, and Whites Ferry Rd. I don't pretend to understand the challenges associated with the area in front of and behind the Ike but that appears to be prime real estate. It has just been sitting there primarily empty since we moved here. I see that the city is trying to get the old Trenton street golf course developed but that is another great piece of land. Down town is moving in the right direction. Keep it up! Bury those overhead lines!!
- Beautification and maybe making it easier/ more appealing for businesses to stay in WM instead of Monroe or other neighboring cities. And perhaps making it easier to obtain affordable housing.
- The phrase "If you build it, they will come" comes to mind. Meeting business and corporations in the middle if not all the way so they see that WM is willing to work with them so they will want to work with us. Investing in roads, water lines, updated processes of new construction projects, etc. etc.
- Adding some department stores for shopping would be a great improvement.
- Make a park out of the golf course area. Give that area somewhere to go to close to there homes
- "Promote Kiroli more, more events held, and more things to do on site
- Develop board walk with restaurants and shops on the river. Restaurants in Monroe do well on river and board walk in Bossier is doing well"
- Annex Darbonne Hills
- I am not sure, I do not spend much time in West Monroe. Don't kill the trees
- Road improvements, remodel existing structures
- There needs to be a concerted effort to develop and maintain the eyesore where the Trenton golf course was.
- Zoning and getting rid of neglected buildings.
- The areas along Cypress St near the bridge need improving in order to improve community character. Annexing of the areas heading west on Cypress St would allow for improvement as well.
- Just like downtown has been revived, I would like to see that expand down Trenton Street. Cleaner lots, fixed up homes..
- Connect with agencies that offer recovery housing and work together to not overcrowd one subdivision with these residences. It is counterproductive to put one in a good neighborhood if the neighborhood becomes over saturated with this type of housing.
- Make the residents keep their property neat and clean and again drainage
- The old golf course utilizing a park or similar is great and once again the river
- Ike area - growth and use of land; Trenton Street - transition to closed off areas and new businesses; annexing more into the city for future tax revenues; Arkansas Road turnarounds - green areas upkeep; Kiroli Park - continued expansion to events and use; river use

- "Zoning is critical and zoning variances should be few and far between.
- Growth areas are already identified and they will take care of themselves as long as infrastructure and law enforcement are good (not average or worse)
- Annexation is a subject all its own with the financial equation being the question. What would the cost in terms of infrastructure be vs. the revenue derived from new landowners being WM citizens. With the quality of infrastructure available to most West Ouachita Residents, I doubt you would have many who would vote in favor of annexation."
- annexation
- Fix traffic problems
- Claiborne area is extremely busy. Arkansas road will be much better once it's finished.
- Utilize the land near the Ike to build and bring in larger clothing stores like the boardwalk in Shreveport.
- A grassroots movement to involve more people and increase community spirit by not only rallying behind the high schools but by rallying behind the hard-working grit that is the West Monroe resident. Do this by having meetings at as many local churches as possible. Meet them where they are, find out what they want, and present the idea of developing a homesteading centered businesses as well as beautify their landscape. Offer incentives for those that participate and work with LSU Extension with help. Partner with Monroe and meet with LSU to get more agents at the local office.
- "1) Revitalization of the Riverbend area. Give incentives to teachers, cops, firemen, etc... to move into that neighborhood and bring it back to life. If that neighborhood were a desirable/affordable place to live it could really help out downtown WM. You could walk to Larzere, walk to antique alley, exercise on the levee, etc... There would be a lot of pros to living in that area. However, as it currently stands there just seems to be a lot of unsavory individuals, crime, and dilapidated housing.
- Also, please annex the Cheniere area and take that lake away from the police jury. They have done a horrible job of maintaining it. "
- Build a state of the art Baseball and Softball complex!!
- Road quality is bad, repair and build new roads across the city
- zoning
- growth areas
- City buses
- Drainage has got to be addressed properly. The street lights on the older part of Cypress Street needs to be improved and that Street needs to be widened at that end. The junky businesses need to be cleaned up. We need to keep r p businesses out of neighborhoods and we need neighborhoods cleaned up
- Please refer to my previous responses.
- The area near Ike Hamilton has potential but the roads need to be repaved. Visitors from out of town staying at the local hotels have to travel down a road full of potholes to get to their hotel. Plantings throughout the city would be a great improvement. Traffic is an issue. The city might consider extending the service roads and making them one way similar to how Ruston did.
- Less zero lot line developments, improve zoning as it relates to home building placement (ie - nice house on one lot, then trailer park next door)

- ?
- Zoning enforced. More parks and tennis courts
- Too many unsightly buildings in the downtown area that need to be improved or torn down. ie eyesore
- Woodlawn/West Ouachita area sees exponential growth and could use more development for families/community in that area.
- Future land use needs to consider what we already have a ton of that would just further saturate the market (for example, carwashes). Try bringing in retailers that we don't already have. I hate that I have to go to Monroe or further every time I need to buy clothes/shoes for the boys in my family. I can shop at local boutiques to find everything I need. But unless I am buying sports clothes for the boys, I have to drive further. Would much rather support West Monroe economy. Community character could be helped if more was done about lawns and trash in neighborhood yards all throughout the city, not just the desirable locations.
- zoning for sure! retail growth in area around the Ike
- Just clean the city and be family friendly
- I think zoning for schools is going to be important to every home owner. I'm a teacher at Boley but I live in the River Bend area. This house I live in has the negative value of living in a failing school zone. So I'm hoping Antique Alley and the River will bring value to my area. By the way I loved the Christmas lights in Antique Alley.
- Growth out towards White's Ferry Road, clean up the streets, fix up the part of Cypress by the high school. Figure a way to avoid flooding issues.
- Change the zoning of school in order to include more diversity in a singular school. Seems like they are still mostly segregated.
- Improvements in downtown WM and rezoning land around WMHS
- It will be interesting to see how the city develops the old golf course area near N. 7th and Trenton.
- Keep the crime rate down, this is a great place to live.
- "Canal between opsb parking lot and WMHS
- see #3
- Wholesale and retail companies
- "I KNOW IT IS A MAJOR CHALLENGE TO HAVE A SMALL TOWN FEEL BUT HAVE STORES TO SHOP IN BESIDES BOUTIQUES. IT WOULD BE AWESOME TO HAVE STORES IN WEST MONROE SO WE COULD BUY MORE GOODS. I REALLY DO NOT LIKE GOING TO THE MALL IF I NEED SOMETHING THAT'S NOT SOLD AT WALMART OR ACADEMY.
- CLEANING UP MORE OF THE CITY WOULD BE GREAT.
- SO MANY AREAS ARE NOT APPEALING TO LOOK AT.
- Cleaning up, revitalization of old structures
- Make use of the river and continue to making good use of the downtown area. WMPD needs a revamp.
- Growth areas have more stores, sports complex for families, and basketball court and maybe a skate park.
- Develop the areas that are barren and an eye sore; stop putting up buildings on every corner when there are so many that are already sitting there vacant.
- none

- Moving the lines to the west and north
- School zones Water park casino. Something new to gain more tourism
- West Monroe has been thriving for the last 50 years. Don't try to make it something the city doesn't want or people will just move to more rural areas.
- I know it's been discussed about re-zoning schools - or building a new school - perhaps in the Bawcomville area.
- WE NEED TRAFFIC LIGHTS!! end of Avant pulling out on Cypress, End of Vancil pulling out on Cypress
- Possibly annexing toward Crossroads to build more place of entertainment on the river.
- "Creating more open space/green areas for residents to use.
- Creating more connectivity to the downtown area.
- Pulling in larger franchises that are unique to the region that cause people to travel here (Example: Shreveport has Chipotle and Whole Foods. People drive 2 hours just to go there. Why can't we have retailers like that? There's plenty of space.)
- Creating more of a cultural identity for the community. Involving residents more. TAKING those considerations into effect.
- Having the recycling center open more than 3 days a week to encourage environmental conservation. "
- "Add a venue for performing arts
- We need less government (less zoning rules, etc). This would decrease taxes and complexities of doing business.
- In terms of zoning I think an aptitude placement model for k-12 could set a new standard for the state. By paring students with similar aptitudes and needs with teachers who can focus on their specific group learning could take a new trajectory. The frustration of underperforming groups could be subdued while challenging and building them up from where they are. It would also allow advanced higher achieving students to be grouped in an environment where they are challenged and compelled. The stigma of income driven placement into the education system is a hindrance that should be eliminated to build the best community possible.
- zoning, draw big business
- Annexation is needed to expand tax base and improve zoning of those areas.
- Another bridge is needed most of all. Housing could be zoned better, like no mobile homes in city limits, and our current city limits could be extended. Houses that are condemned could be removed in a timely manner and more regulations could be imposed on those to keep up their property.
- Growth for jobs and better housing
- zoning
- I would like to see more walk areas and areas to ride a bike
- Develop the land along the interstate towards Ruston with competitive businesses.
- there needs to be alot of cleaning up and beautification to to some of the areas that are travelled for tourism
- Updating infrastructure, clean up city, and updating grounds around the IKE especially the sign leading to the IKE.
- Updating amenities.
- More traffic lights in needed areas and development of areas outside the West Monroe city limits.

- The creation of more parks and open spaces, commercial expansion, and improvement of existing commercial areas.
- Preserve land green! Quit destroying trees, "old" golf course, etc.!
- zoning (rezoning school zones), more support to education, promoting sports complex being built, annexation to help with better guidelines for housing
- improving areas that have run down and clean up
- shopping venues
- a large business that creates valuable jobs
- Remodel older buildings so businesses don't feel like they have to build a whole new establishment taking up more space when there are plenty of unused buildings around.
- I love how West Monroe is now. I love the community we have chosen to live in. I would love to see a community ballpark equipped with baseball, soccer, and football fields.
- Continue to clean up and utilize the down town area
- Zoning can be limited, but commercial and residential seems to be the most popular today. Not sure how it will be in 25 years.
- "Do more to keep existing old buildings and build up our business while keeping our community safe.
- update roads
- Reduce property taxes and help small businesses develop in existing commercial areas.
- We need businesses that will stay for long periods of time and attract community oriented families to raise their children here.
- We need to attract larger businesses in the area. Centurylink will be gone from Monroe in just a few years and then we will have people with high paying jobs leaving our community. We also need more activities that are family friendly.
- Building nice affordable homes and getting rid of all the mobile home parks that are trash
- open more parks.
- 7th street old golf course cleaned up and used to further growth of our community
- Youth sports facility
- Not sure
- "Sidewalks, lighting, litter awareness, ZONING, building codes, recruit visionaries on your improvement teams
- I think the city limits need to expand out more. Everyone seems to be moving out toward Calhoun instead of staying closer to town.
- ZONING.
- Use existing areas that are occupied with failed business or empty lots instead of expanding into new areas
- the land area approaching West Monroe from the east, just after crossing the Ouachita River could use improvement
- Finish the roads! The roundabouts are excessive, but will be fine if they are ever FINISHED.
- I think WM should try to annex more property going west. There is tax revenue to be had going west down 80 or down Arkansas road. The road improvements around the city have helped.

- Fix street lights. Create a real recycling program.
- Zoning
- growth
- Improve traffic flow. (No additional traffic circles!!)
- They need more of a nightlife. They also need to be a reason people travel to north Louisiana. They need some type of sporting events and teams.
- See above
- ZONING LAWS!!! No offense but driving down Cypress from beginning to end in most areas looks like skid row. It is due to the unsightly properties they need to be torn down or cleaned up. From Walgreens to West Ridge is nasty! From Sherwin Williams to First West is skid row. If we want this town to make it and thrive like that of RUSTON, it needs ZONING LAWS and MAJOR cleanup restrictions.
- The city boundaries could be expanded west to increase the city's tax base. Also, sinking the power lines below ground would be impressive. Frisco, Texas is an excellent example of this. We need further build attraction focused on our beautiful river. Downtown hotels, boat rentals, fishing, kayak, etc, through the downtown shops and USE LAZARRE POINT. Build elevated buildings there (for flood) and promote usage there. Let the beautiful and nice changes 'encroach" into the areas that have "gone bad". In other words, let the good take over the bad, and it could happen.
- "1.Development of the 7th street golf course area
- 2.Continued expansion of the area by the Ike to possibly include shopping sites
- 3.Focus on cleaning up the 5th street area"
- more schools!
- city drainage to low areas, curbside appeal in all business areas, garden homes for lower upkeep for seniors
- Infrastructure development and community clean-up initiatives.
- Increase in jobs other than restaurants (which are important). Improved infrastructure and rezoning dilapidated neighborhoods for growth and redevelopment.
- everything
- I think making our golf course area attractive and vibrant will be a great asset to our city over the next 5 years
- Over the next five year, WM can bring new businesses to the area to help with local tax. We can keep beautifying our city and promoting businesses!
- parks/recreation an dyouth development
- zoning
- Draw more businesses to fill the empty buildings and improve the potholes in the parking lots and streets.
- Clean up and overcrowding
- There is plenty of open space. A NICE golf course, disc golf course, (or both in one) or something of the like
- add a convention center
- Annex areas to make sense of the City limits. Strong zoning. Strong Code Enforcement. Highland Park - trails, access to green space.

- Zoning for one. Delineate commercial clearly from transitional to residential. I see businesses popping up in residential areas. Now some seem ok, but how do you draw the line to minimize saturation with businesses that become eyesores. I think your plans to bury above ground electric and utility lines is fantastic. As for annexation, I have t been here long enough to have history with area and speak intelligently
- Continued growth and improvements downtown
- Annex Camp rd industrial park
- Sign zoning for a specific height. Maybe putting electric lines underground. Landscaping on city property and highways.
- Don't put trailer parks right next to nice houses, ruins the price of the land. And space out houses more
- zoning
- Communication and getting more community members involved in improving their surrounding environment.
- Commercial Development on Mane Street. Commercial growth along newly widened Arkansas Road without interference to the existing neighborhoods. Mass Annexing (especially of downtrodden neighborhoods and properties) does not seem to be a positive.
- annexation, eliminate mobile home use, minimize mass multifamily apartments
- More outdoor entertainment areas, maybe even an outdoor concert venue
- "Focus on the historic downtown area.
- Limit "'sprawl'" and insist on any new development be done with a comprehensive look."
- It's ability to modernize but yet still keep its small town charm.
- Modernize infrastructure, encourage residential and business improvements and upkeep, gateway signage
- To me, being sure that city services can provide fir areas BEFORE they are annexed is key. Zoning considerations are also important.
- Ike area, Downtown plans completed, sidewalks and curb appeal
- Again, stabilization of declining neighborhoods
- The city needs to CLEAN UP its poorer sections, tear down vacant/ delapidated buildings. Make businesses keep their properties manicured. West Monroe looks trashy and unkept.
- "I think too much home areas are being zoned commercial
- Do we want our homes from the beginning of West Monroe just bring a business so far back in the neighborhoods that make our town lovely
- We will never be a Laurel Ms with the abandoning of our long time neighborhoods"
- I think the first step should be these very things so we have map on what goes where .(zoning, growth areas & annexation) . I think people will see the importance of being annexed and adding to our tax base for future development.
- Arkansas Road, from Warren to North 7th needs to be zoned Commercial.
- Continuing to grow the downtown area
- Create zoning laws that create a great living environment. Improve the conditions of the streets. Create programs for schools to teach students the history of their community. Growing areas outside the city should gradually be annexed.

- We need to look towards growing people's businesses and homes in value by investing all resources by improving what can or can't be built next to or what appearances, sidewalks, zoning, etc. We need to GET and Maintain some of our wildlife/state park type, as well as, areas where people can come visit and get the Louisiana experience of fishing, hunting and camping etc.
- zoning
- Annex now where it makes sense. Continue to enhance area through road, drainage and litter/blight control work. Foster "Sense of Community" with an effort like the Citizens Police Academy.
- Re investing in our neighborhoods, encourage ownership occupied and less rental investment. Rent house ownership is too lax - not enough control on how they upkeep their property, therefore they become slums and bring down the area.
- annexation towards Calhoun.
- growth
- The FEMA maps need to be reduced in "flood zones". I own a mobile home park in Bawcomville. It is in a flood zone according to the FEMA map. All of the NG data much less the finished floor data is above the BFE. Banks still require flood insurance because you "fall within the map". Businesses don't want to pay for flood insurance especially when they will never flood. The maps need to be changed to show an accurate flood zone.
- Not sure.
- Annexing residential areas to the North and West.
- Annex Darbonne Hills area, Improve water quality in the area.
- Continue developing recreational, festival and public art happenings. Continue flood risk reduction and resiliency planning efforts.
- ZONING- ASSIGNED GROWTH AREAS,
- Promote cleanliness, would love to see downtown utilities buried.
- Making our "garden district" a true Garden District. We have a great area, it just needs some work. (Stop the speeding, a walking park with beautiful foliage, etc...)
- Infrastructure improvements. Might need to extend the city limits of West Monroe.
- "Making concrete jungle areas more filled with greenery.
- I.e) the barren streets surrounding Trenton Street..... The areas around the mega church (first west Baptist) suck to look at and drive through.
- Allowing night life to last until 2am, mirroring what Monroe has to offer. "
- Annexation
- Updating/expanding sewer and water in order to annex more land for nicer development.
- "Annexation should be a priority. One stumbling block will be the ability to provide water, sewer and other city services to a larger area.
- Zoning will be important to keep areas from being dated and land values dropping."
- Annex, NEW BUSINESS; all land behind outback area toward dawning pines
- "Interchanges create opportunities and challenges for communities with respect to land use
- and economic development. Creating new commercial development in interchange areas can be considered both positive and negative --depending upon what the community wants to achieve."

- The most beneficial areas would be incentives for retail expansion and expanding outdoor activities.
- Get the zoning regs right and the politics out of the way. Too many good ole boy deals still seems to be the norm in this small community
- "1. You must protect current citizens property values by not allowing future growth of mobile homes, mobile home parks, subsidized housing, low rent apartments, etc.
- 2. WM has to develop more businesses linked to what you have now. You need more papermill suppliers to open up; more plants that are linked to the mill; develop with the plastics companies in town."
- growth areas- more businesses
- Expand the city limits so that places that people consider to be West Monroe are actually included in the city of West Monroe. For example, I consider everything south of Arkansas Road and north of New Natchitoches to be "West Monroe" even if it isn't. I especially consider everything to the east of Wallace Dean/Well to be "West Monroe," but also everything east of Cheniere, if I'm being honest. This would increase revenue for the city and really help with planning for traffic (ex: there is no turning lane on Cypress west of the city limits).
- Work with our neighboring cities, Monroe and Ruston, to learn from them(good and bad) to promote the parishes positively and not take away from the other.
- Laws for building codes, layouts, making West Monroe look more clean and uniform
- cooperation with other towns that bring business to WM besides Monroe; spaces and incentives for crafters to this area
- An active transportation plan. Bicycle/pedestrian
- WM is land locked and with construction of arkansas rd and well rd round-a-bouts this needs to be corrected and finished before moving forward but a new community area would be nice
- Implement the N. 7th, old golf course, as a small shopping/eating strip with a fountain/outside walk area.
- Annexation would be beneficial, rezoning areas for multiuse
- Zoning, flood/erosion abatement, annexation, training the police force to be more community-policing based, rather than a revenue-generating DUI machine.
- Pedestrian accessibility.
- Zoning and annexation
- More zoning...let's clean our area up.
- Zoning to maintain an enjoyable standard of living.
- Construct I-20 entrance/exit ramps at Vancil Road.
- Bringing jobs in that can support families. Surge is a college or high school job. There's no job opportunities here at all.
- adding restrictions to residential and business to keep their properties maintained. expanding infrastructure down I-20 towards Calhoun,
- I think Restoration Park needs improvements soon. We must do something about the homeless people back there. It has become dangerous and not a clean space to walk through. It's going to waste.

- Put as many businesses that will attract interstate traffic to hit the exit around the IKE Hamilton area. Lots of open space to build attractive buildings that will get people spending money and staying in the hotels right by.
- Multisport Complex to accommodate events to the area. I definitely feel some areas can be/should be annexed - Well Rd area.
- Your biggest growth areas would be on I 20. As I said in one of my other answers to utilize that land for a bowling alley, skating rink, A water park, or anything that's going to be anything but empty land. That lands been vacant for 25 years and it's been sold and re-sold many times and nothing happens
- Roads, annexation and expand.
- Look for larger businesses to bring more jobs.
- Zoning for more business, improving unsightly residential areas
- Zoning would be amazing but not sure how you would do that now. We have a house appraised at 1 million and our neighbors house is probably worth 75k. It decreased our value... the biggest thing I dislike about west monroe
- Fixing Kiroli Park!
- Annexation of atleast till bietenharn and continued infrastructure development and support of our portion of i20
- Parks. Zoning for businesses for jobs.
- Growth around Ike and old golf course
- Make Trenton street a tourist attraction. And expand the street. Build more shops and make all buildings follow design codes for symmetry and cohesiveness.
- Commercial zoning in the Mill area. Bawcomville area needs to be revamped, modernized, and new infrastructure and code enforcement needs to be in effect.
- Better use of the Ike land more retail and open outdoor mix use space to show off to tourist (outdoor shopping mall setup)
- The most important thing the city can do is to clean up run down neighborhoods and hold property owners responsible.
- Clean up the south side of west monroe. Make development user friendly. Push druggies and the homeless out and away from the area
- Fix drainage, develop a plan to rescue Southside, fix weird boundaries around Kiroli area
- Develop Ike area. Re develop theatre area to exclude restaurants but include shopping !
- Pass
- Continuing the revitalization of Trenton street
- No more apartments and low income housing, continue to revitalize downtown
- Clean up the roads and add drainage to prepare for more business
- Infrastructure before it collapses
- Revitalize areas, battle the drug epidemic, tax breaks
- I understand we are awaiting an anchor store to land near the Ike. Once this is set the city will have to work on public transportation- especially for pedestrian and bicycle traffic.
- Zoning
- Zoning, utilities and roads
- Infrastructure
- Develop the areas along the river as public green spaces (consider the area along the Red River on the Bossier City side between the CenturyLink center and the Interstate).

- zoning
- Make sure new business are building respectable buildings with great architecture that will last future generations.
- Upscale lighting, better roads, change some zones to mixed use. also extending the city limits from Wells rd west to Vancil and North to Old Darbonne Rd. this would open up some opportunities for expansion and economic development.
- Use land to have police substations in areas that are high crime areas
- no sure. Need examples.
- Annexation
- Clean it up
- Zoning!! Followed by enforcement.
- Transportation is vital for jobs, a transit system would do wonders in many ways
- Exploration and development of the existing assets.
- Force properties to clean up and stay cleaned up
- Zoning maybe?
- Keep up the recycling effort!
- City parks.
- Stop lights in key locations like Mane St. and Belk lane. Traffic management on Thomas rd.
- "Sidewalks make transportation for those without vehicles safer.
- Continued beautification, more economic development, updated billboards and signage for businesses (some signs are starting to show age, wear, and tear)
- improved housing, development of Highland property, business expansion, expand downtown
- Repair the worn down parts of town first, then establish new developments. Create a variety of developments, not just specific ones.
- Lighting, improved access roads and parking, elimination of litter
- The most important improvement is to find a way to make the annexation work. It is my belief that West Monroe gets overlooked a lot because of the low population of the City, when we all know that the surrounding subdivisions are basically part of the City but are not counted in that population.
- 1. Continue to increase commercial and retail expansion into unused or blighted areas. This brings needed tax revenues, reduces urban blight and reverses the trends mentioned in question 3 response.

5

What is West Monroe's greatest asset for housing and neighborhoods?

- safety
- "Walkable. Kid friendly. Quiet retirement age communities.
- Small communities tucked in and around the necessities for the 55+ "

- None really. Most housing areas in city limits have issues. Drainage, poor repair, rental and short stay houses...
- Community atmosphere
- Family oriented. Low crime rate. Need to maintain police presence
- the great areas we have
- The great schools the West Monroe offers
- There is a need for a new neighborhood area in WM.
- The amount of family households there is
- Schools and Recreation
- It needs work.
- older neighborhoods with large trees, newer smaller development (tiny houses) in downtown area
- Existing stable, safe neighborhoods
- Areas where citizens take pride in where they live and work to keep their neighborhoods clean and maintained.
- Neighborhood watch programs
- Zoning
- Get rid of all the free housing and half way homes
- Im not sure there is one. Furthermore I truly can't understand our area's unjustifiably high real-estate prices.
- Stable land and a community that can truly love each other
- There are plenty of neighborhoods to pick from
- Land and low cost of real estate (good value)
- A big area for neighborhoods
- The people
- Trying to keep the area clean and marketable.
- Quick response time by police and fire.
- More family housing and less lower income apartments.
- Mostly well maintained roads, houses and infrastructure.
- It is small so making small changes here and there will really pay off.
- residents that love the city and take pride in its appearance
- No comment
- The city has a lot of nice neighborhoods. The streets off Arkansas are nice, as well as majority of the streets off Trenton St. The areas recommended to annex have a lot of new construction and houses that are being remodeled.
- Many of our subdivisions have spacious lots. Some even have lakes and other water features within the subdivisions-natural beauty.
- The people. Some of the greatest, friendliest people live in West Monroe.
- Our Parks
- No opinion
- tearing down dilapidated houses
- Neighborhood parks/side walks
- Cost
- Food and shopping areas.
- The North 7th golf course.
- We have some beautiful areas.
- Higher ranking schools
- Keeping the neighborhoods clean, the ditches mowed more than 1-2 time during the summer.

- Nice pockets in different areas
- Not sure. Areas are old within the city limits and not generally kept up very well in some areas. Potential at Highland Park Wetlands area - could be great community living and residential middle income townhomes, master community plan, retirement homes. Requiring homeowners to keep up properties, green areas.
- "Limited subsidized housing
- Code Enforcement (litter and trash control)
- Law enforcement
- Aggressive condemnation of abandoned properties
- Public Schools
- Medical community"
- Annexation
- Affordable apartments
- beautiful trees, quiet neighborhoods further west
- On the Ouachita River. (In my opinion, the city does not have much to offer for new development)
- The garden district and the river front within the city but then the rolling hills and countryside outside the city limits.
- As previously mentioned, the Riverbend Neighborhood. I think the Highland Park area is a nice asset as well. If the old golf course were a park that would be great.
- Don't understand the question!
- Darbonne Hills
- excellent neighborhoods
- These questions are worded weirdly. Is this a question about good neighborhoods?
- No answer
- I don't know. I would like to be better informed on this topic.
- There isn't one. There was never any real planning put in place!
- Rolling hills, Community spirit, home-town feel
- ?
- Wonderful people raising families, the future of WM
- Convenience of town
- Seeks improvement on regular basis
- Love seeing the new subdivisions and neighborhoods popping up. Also love that there is a diversity of neighborhoods for all income levels.
- zoning!!!
- Pelican Properties have been buying up the houses in my area and making my neighborhood look so much better. I'm so grateful for the the contractors who have been building the nice duplexes and making the houses in my neighborhood look better. People should be made to keep their yards trash free.
- Location and cost of living
- good neighborhoods to raise children
- Not sure
- Access to literally everything. Shopping/healthcare/etc.
- Schools
- Probably the ridiculous amount of property taxes collected...

- there seems to be a wide variety available at all price points
- SCHOOLS
- Develop the Highland golf course into commercial and / or residential
- no busing
- Jobs
- Security and more red lights and stop signs on the well rd area where cypress comes out. Speed bumps for every neighborhood so kids can play without people speeding through neighborhoods.
- Neighborhoods are a great investment; people need people.
- Newer subdivisions
- The greatest asset is there is no public transportation that brings in people who don't work for a living.
- Buying demolishing old houses for new development
- Beautiful homes and country to live in
- I feel that most neighborhoods are safe - and family friendly.
- WM's greatest asset for housing and neighborhoods are clean neighborhoods and updated housing. Not having unkept property and maintaining crime in the area.
- Beautiful trees and scenery
- Community pride in schools and athletics.
- The amount of space available for growth.
- Nicely maintained subdivisions, renovations occurring in older neighborhoods, older well-kept and newer rental developments. Police presence and cooperating landlords in lower-income rental areas.
- parks and wooded areas
- We have an abundance of new neighborhoods on the West side of the river. Some are in the city limits and others are not. We need to continue to have less restrictions in allowing developers to develop nice neighborhoods. If we are going to set up zoning rules, it needs to limit Section 8 and lower income areas.
- "Our schools are its greatest asset. OP Schools are very desired, especially those located in West Monroe.
- Close proximity to the interstate and amenities make it a desirable place to live. "
- we still have true neighborhoods with neighbors visiting and children playing
- We have some beautiful subdivisions in this area.
- School zones
- School zones and low crime.
- i like that some neighborhoods have a well maintained homes that feel like a small town.
- They are secluded enough from busy streets that children can play and not always be on the lookout for cars.
- school zones
- Well developed areas.
- There are a lot of area's that are being developed, but we should not abandoned the older neighborhoods and let them become shabby and run down. BIG turn off.
- Safety
- not sure
- safe neighborhoods

- our schools
- West Monroe has some great neighborhoods for families. Great schools as well
- The rural out of down town housing
- Safe places to raise your family affordably.
- We have lots of new construction and neighborhoods that are kept up nicely.
- We are saturated with houses in the area.
- Hmm?
- The lakes of West Monroe make the area beautiful...they should be not only maintained well, but people LIKE to live on or nearby water!
- West Monroe has lots of new housing developments going on right now. I feel safe as of right now in my neighborhood so that is a plus.
- Not sure
- School zones
- Plenty of sub divisions, if thats a preference. Plenty of land outside city limits.
- schools
- Older neighborhoods
- unsure
- I'd like to see some rural areas get cleaned up a bit. There are old-worn out houses/trailers that need to be torn down or removed. We like the "country life" but we don't like the area to bring us down.
- Price. Friendliness.
- N/A
- Beautiful rolling hills
- Updated entrances to neighborhoods, curbs, street signs, etc.
- Good public education
- I don't think they have any great assets. Contractors are building cheap and gouging.
- Well there are many nice neighborhoods but there's always an unsightly house or trailer just outside of each of their entrances.
- "1.OPSB as a top notch school system provides an incentive for new housing developments.
- 2.Open development areas are still available.
- 3.Generally, housing and neighborhoods that currently exist provide a range of housing costs."
- wm for most part is clean and neatly kept
- Beautiful old homes in neighborhoods that need to be gentrified.
- good schools
- Nice neighborhoods throughout
- Housing maintains high value.
- road improvements to have great access to great neighborhoods
- No idea
- great schools
- Good amenities in the City limits. Close to healthcare. Reasonable cost of housing. Low property taxes.
- small town feel
- Locations are close to priority shopping needs
- Great schools
- Safe environment and great schools.
- I'm not sure.

- The new development of the old golf course seems to be promising for residential growth (and commercial as well).
- Locally owned businesses that work with and for the community.
- Greatest asset would be the convenience to everything in west monroe
- Redevelop the area around West Monroe High School.
- This needs work!
- School system
- WM has great neighborhoods. The issue is how go we preserve those areas and meet the need for quality multi family housing?
- Variety of great neighborhoods and price points. Alot of apartment choices.
- Closeness to shopping
- Really don't understand this question
- Parks, improved streets and infrastructure, and a revitalized downtown and riverfront plus the continued development of the area around the Ike and I 20.
- public school, low crime, minimal traffic
- The schools that feed West Monroe High School.
- Neighborhoods are developing.
- Existing homes in the historic areas.
- Some type of rules where you don't have a trailer next to a very nice house to start. Sidewalks so our children are not playing in the streets. Better utilities buried so we are not STRANDED during ice storms or hurricanes.
- Under the current boundary lines, the land that is currently for sale that was golf course is the growth area since it can be designed from the ground up. Optimum win is to annex D'arbonne Hills/Kiroli.
- schools
- The city water system and utilities is so much better the Greater Ouachita Water system. It is a huge selling point to live in the city limits.
- We have some areas that are desired and affordable older housing. Keeping those with renewed incentives for owner occupied houses, maybe something that will keep them.
- No trailer in city limits, more apartments,
- West Monroe has an awesome school system. Promote the college testing scores and athletic accomplishments. This will draw new families to the area.
- Natural beauty. Beautiful rolling hills and lakes surrounded by trees. Neighborhoods that resemble country living vs crowded inner city challenges
- New neighborhoods are an Asset. Housing for those in need and assistance programs continue to be in demand. Playgrounds are an Asset.
- Good to excellent schools, progressive city management and services, good health management including hospital care, adequate basic commercial but lacking expanded clothing stores.
- Strong neighborhood identity.
- The West Monroe Community Center does a great job in South West Monroe. That engagement helps so many people.
- Plenty of service type businesses. Small & large
- Great schools
- NO PUBLIC TRANSPORTATION
- "The downtown area Cottonport District and all along the river in both directions. Make it more accessible to not only high dollar investors, but millennials who aren't loaded with cash or able to buy/rent high rise condos.

- Property value is stable; Police presence.
- Part of the old Trenton Street Golf Course and small remaining pockets of property throughout the City.
- Expanding city limits and taken in land for expansion;
- local agencies working together.
- We are fortunate to live in a friendly and safe neighborhood.
- Great leadership, great police department, fire, city services. I would try and redevelop areas around Trenton St. You have to get rid of slum areas around Benson St and a few around the golf course. Those areas are holding back development and will continue to go the way of rental properties. No more rentals, low income housing or trailer parks
- inspections are done. they monitor the appearance of the city
- Affordability
- School zones are highly rated and attracts families
- I think this is where West Monroe lacks, because of zoning laws you see a mobile home next to a house worth \$500K. Restrictions need to be made in WM
- parks and senior center
- Convenient location to retail and services
- none, the zoning makes it easy to just throw a house wherever sticking streets in odd places without a consequence of traffic flow
- Safety, I feel safe in my neighborhood...Highland place
- The neighborhoods with small schools. Keeping the sobriety/recovery houses in check. I agree that they're necessary & provide a needed service, but they shouldn't be allowed to come in and overwhelm a neighborhood, putting the residents & neighborhood schools in danger. They should be limited as to how many can exist in a certain radius of each other & of a school.
- Small town community atmosphere
- There are still some areas that are undeveloped for housing, but we need to keep them nice!
- Parks, green spaces
- Safety of the residents due to our excellent (and Nationally accredited) Police Department.
- Compared with other cities, our housing is way over priced. I could go to Dallas, McKinney, Grapevine, etc and buy better and less expensive housing there.
- "there is not enough property within the city limits to expand housing and neighborhood. city limits need to be expanded
- "Housing prices are good for the seller.
- Hilly retreat areas.
- Sunshine Heights has always been a favorite of mine - older but still the feel of a neighborhood.
- I'd like to see neighborhoods built with four bedroom two bath houses instead of three bedroom two bath houses. There's a lot of growing families out there that need the room and can't afford to be in a great big neighborhood with ponds and snooty people.
- Small town feel
- Lower cost of homes.
- Having many options of small neighborhoods, large lots, suburban, or city

living. May need improvement in the apartment complexes- a lot are old/ wore down or have a bad reputation

- We have several really great and thriving neighborhoods. The problem is what is right outside those neighborhoods....unkept trailers and other junky properties
- Quaint older character filled neighborhoods
- Beautiful areas for homes. Improved drainage. Good schools.
- Good schools
- All land near Arkansas road.
- School districts with the exception of Riser and Riverbend.
- The river and development along the hwy 80 and apartments along I-20. Nice HUD developments in the old city areas and parks to go along
- We have great family friendly neighborhoods.
- Being in a safe neighborhood and keeping property values high. Good schools.
- Local developers and architects working with city planners to create a Garden District to attract residents of higher means and commitment levels
- The schools, teachers, churches and people here.
- Great schools. Many planned neighborhoods.
- We have a strong housing market. We don't have a huge increase in home values, therefore we don't see a huge decrease when the market turns. Our housing market continues to grow at a good pace and the average appreciation of about 4% per year is a good investment.
- Plenty of libraries and schools. Website full of events and local activities
- Small neighborhoods
- the historic area near the river
- School zones are what drives housing and neighborhoods
- Community development around the schools
- Some availability of property, good schools
- Restrictions that would retain property value
- Many fine old houses that could be revitalized.
- most neighborhoods are kept clean. and free of trash. And, most neighborhoods are close to grocery stores and shopping and other quality of life aspects
- Ashford, belmont dr area, Kiroli area,
- There are some neighborhoods that are established and have little crime
- Curb appeal and older houses to be used
- Single family homes and affordable condos
- The people and low cost housing
- All-age communities, safe, clean.
- So much unused property that could be torn down and rebuilt to make run down neighborhoods better
- There's not a neighborhood in West Monroe that I would not feel safe walking in after dark.
- We have some good school areas and some nice neighborhoods. Some areas take great pride in their neighborhood.
- Not sure
- Older neighborhoods

- More affordable homes for purchase.
- lots of the nice housing in "WM" is actually outside the city limits.
- We have nice, quaint neighborhoods and great school zones within the City.
- Fbfjd
- relatively safe, low property costs, variety of neighborhoods to choose
- Close proximity to the grocery store/ gas/ restaurants/ fun stuff
- The greatest asset is the availability of recreation activities that would attract new housing.
- Riverbend area, revitalizing that entire area so that it attracts and retains homeowners
- "1. Quality public schools.
- 2. Great law enforcement and first responders.
- 3. Quality health care.
- 4. Convenient retail
- 5. Ease of traffic and small town feel."

6

What is West Monroe's greatest challenge for housing and neighborhoods?

- blight
- Available property. Balance of mixed families.
- Improving the run down areas and improving drainage
- Sober living residences
- Overcrowding/ run down rentals/ sober living houses
- We do not have alot of attractive housing units that appeal to the trendy younger generation
- land
- the areas that need better upkeep
- Keeping housing and rentals in good shape enough to improve our area
- A place to develop a new neighborhood
- Zoning for types of dwellings allowed. I live in Garden District
- The amount of family households there is and no way for families to enjoy the land...ie, walking trails, bike lanes, sidewalks.
- Neighborhoods are growing older and many run down
- There's lots of abandoned homes and properties that needs demolition and properties that needs more clean up.
- uncared-for vacant and rental properties
- Maintaining and expanding those
- Dilapidated houses/neighborhoods.
- Four wheelers with teens driving on residential streets
- City lacks development in residential areas
- Drug addiction

- Probably curing property owned by 20 people across 3 states that can't agree on anything. Those areas should be bought up in bulk and redeveloped into fresh subdivisions with standard spec houses...but who has the money for that?
- Dead houses
- Weather and traffic patterns
- I don't know if there I'd one
- Drainage
- Not enough
- Getting the citizens and visitors to take pride in their community
- Vacant houses that need to be torn down.
- Keeping housing affordable and adding more housing, improving on drainage, adding sidewalks, bike lanes, etc. Fixing road damage.
- Everyone loves to move outside of west monroe for their homes because people like land and space here
- No comment
- The southside is getting worse. I avoid crossing the railroad tracks if at all possible! It is looking more and more like the southside of Monroe!
- Rental properties and pride
- The nicer neighborhoods are more spread out. The ones in the middle of the city are mostly run-down and surrounded by higher crime rates.
- The individuals self worth in managing their property or the property of others.
- safety, cleanliness, and updated public works
- finding investors to build new homes on an open lot by tearing down the dilapidated houses
- Too large too fast
- Job opportunities to bring population to the area
- Water cleanliness and supply. Again, neglected homes create undesirable areas.
- South of the interstate.
- We must get more strict on who is allowed to perform the developing and building. There are far too many "contractors" building and developing areas that will not resale and eventually bring down our areas. We need to have strict rules on what can be built where and also who is allowed to perform these builds. There are far too many people operating without the proper licensing.
- The greatest asset has appealed to the masses, resulting in overcrowding and higher housing prices. As the rental market expands from development projects, it has welcomed a less than ideal population into the area.
- Same as above. Residence keep their places clean. No one wants to move into a run down area.
- Expansion, clean up of certain eyesores
- Same as opportunities. Old neighborhoods, some not in best upkeep. No room for growth or expansion - almost fully developed areas and no new land development available. No master plan for landscaping or green areas.
- "Law enforcement
- Streets and roads
- water and sewer
- renters vs. owners"
- little room for growth in current city limits

- Keeping drugs out
- some neighborhoods are not safe nor clean
- Not having much to offer as far as location for new development.
- Crime and traffic
- Crime and general unsavoriness that can be found in certain areas in the city limits.
- Bawcomville
- Improving the neighborhoods in low communities
- Cost of housing is too expensive. As a single mother/teacher I barely afforded a \$700/mo apartment. Most places are well above that price range.
- "Managing rent houses. Atr thd laws and guidelines for landlords being followed..
- Half way houses are become too plentiful and a problem. These should be monitored better. "
- I don't know. I would like to be better informed on this topic.
- Most neighborhoods within the city limits flood during heavy rains and are overrun with poverty. The mill puts out an awful smell that permeates the entire area. On the other side of the parish, they deal with the stink of the dump. Many times, you drive over the river and wonder if they are dumping sewage in it. The whole parish stinks! It is worse on holidays when apparently the EPA is on vacation!!!!
- "Zoning - see question 4;
- Lack of waterfront property, lack of affordable available land for purchase in desirable areas"
- Need housing that's affordable for young families and more playgrounds for families to play together
- More sidewalks developed for Pedestrian Traffic
- Lack of parks especially free ones as compared to neighboring cities
- Providing nice and new housing developments for low income renters. Also working to keep trash picked up in neighborhoods.
- lack of zoning!!!
- My daughter has been looking for a reasonably priced apartment that is not scary or dirty. It has been almost impossible to find. People who own apartment complexes should be held to higher standards in keeping their building in order and grounds clean. Some look like slums. This makes West Monroe unattractive. Monroe has nicer places and the cost is very reasonable. But she wants to live in West Monroe so her children can go to Great schools. West Monroe High school is surrounded by such living quarters. This makes West Monroe look poor.
- Lack of sidewalks for pedestrians
- the run down neighborhoods turning into drug zones
- Not everyone sees the need to keep their living spaces and communities neat and appealing. So that is a mentality issue.
- THE WATER IS BROWN!!!!!!!
- The housing around downtown declining
- Bawcomville. Also lack of affordable housing in better areas.
- dealing with dilapidated houses and older neighborhoods that have begun to decline
- WE NEED TO HAVE MORE STRICT RULES AND LAWS ABOUT JUNK IN YARDS, ABANDONED CARS, ETC.
- home prices
- Effective education and jobs

- It is getting quite expensive.
- Creating “cookie cutter” neighborhoods that offer NO yard area and packing the houses in them like sardines.
- Keeping rental properties desirable. Crack down on land lords that and homeowners who don't keep up their properties. No one want's to live next to a dump. Bring back regular road side waste pick up. Ever since the new mayor the garbage crew is never on a set schedule. No one wants to leave trash by the road for a weeks.
- City limit lines
- Again, I think that would be a space problem. That and things like schools - making more people move north or west.
- WM's greatest challenge is keeping businesses away from private properties and maintaining property value.
- TOO MANY LOW INCOME COMMUNITIES THAT ARE NOT BEING MAINTAINED
- Changing the mindset of renters and owners of the communities surrounding those areas. Urban housing can benefit from revitalizing the community. Higher expectations of renters in all areas is necessary to maintain a safe environment for all community members.
- Creating cohesiveness and connectedness that establishes neighborhood identities.
- Flooding in low-lying neighborhoods; continuing to remove abandoned properties as soon as able.
- Unmaintained housing/landscapes
- We are starting to have to many lower income areas, which causes people to not want to build. I have a professional friend that is looking to locate to West Monroe/Monroe. His issue is that he can't find a neighborhood that doesn't either have a trailer park, trailers, or low income apartments nearby. He is considering Calhoun/Sterlington due to this.
- The greatest challenge is outdated road systems. The population is moving westward, and it has been for several years. The road system is slowly improving, but I believe there could be more being done to help with traffic conditions.
- zoning; making neighborhoods modern and appealing (small parks within neighborhoods, walking paths, etc)
- The roads in our subdivisions is sub-standard. Filling in the holes is not improving the situation. No one wants to move into a nice neighborhood with sinkholes in the roads. Neighbors living in subdivisions with junkie, overgrown yards and no accountability. It takes quite a while to get the OPSO to come out.
- Houses are too expensive- it's cheaper to live in Monroe
- Lighting the main roads (ie: the round-about) and issues with zoning regarding mobile homes.
- alot of properties are poorly maintained, and havent been taken care of as well as the trash that sits in yards
- Having the zoning for schools be equal.
- All of the trailer parks and no zoning
- poverty
- Underdeveloped neighbor hood and trailer parks.
- The biggest problem is that all of the “nicest” neighborhoods are technically outside of the city limits. I think that there need to be some major zoning changes to spread the land wealth which would not only impact neighborhoods but schools as well.

- Safety (crime); noise; flooding.
- Keeping up with the demand for new development without losing the character of the city.
- not restrictions for what can be built where
- older neighborhoods
- limited land
- Bawcomville
- The decay of old neighborhoods near downtown.
- "affordably of rent and purchase of homes
- Low rent housing and section 8 housing that is not kept up.
- Empty residences are not only an eyesore but are also a hazard. Empty houses make it easy for the homeless or drug users to have a place to live and therefore make a neighborhood unsafe. Bawcomville needs to be cleaned up badly.
- "Mobile homes next to major roads
- And the poor neighborhoods
- We need to relocate and rebuild those neighborhoods "
- People putting in neighborhoods that cram together low income housing and decrease property value!
- Keeping neighborhoods safe in the future. Trailer parks can pop of anywhere. People moving out toward Calhoun to get away from the crime in the city limits.
- Zoning, and lack of development areas - high prices (Higher than the job market salaries allow)
- Affordable land in the city limits in good school zones
- poverty
- Rent houses in older neighborhoods DRUGS! Yes they are in our neighborhoods
- the land area approaching West Monroe from the east, just after crossing the Ouachita River could use improvement
- What I put in #5.
- Roads. Businesses that give back to neighborhoods. Community involvement. Businesses in general.
- Policing them
- Housing/shelters for the homeless
- Maintaining safety and traffic flow
- More housing for middle class.
- Zoning and property maintenance
- Building quality homes.
- LACK OF ZONING LAWS! ZERO enforcement
- "1.Overloading OP schools in areas of growth
- 2.The cost of building/buying a home in many areas is a challenge for newcomers."
- seems to always be a discrepancy in homeownership for the various ethnic groups.
- creating a brain-gain of educated community minded people who appreciate old homes and neighborhoods enough to invest in them.
- acreage in town
- houses are close together and have small yards
- The cost of homes is ridiculous compared to other cities. There is no reason that homes should be 300K or more when the same house in other cities is 120K. This would help more people be able to afford a home.
- not using what is already available

- The people that don't care about how their place looks i.e. most of the city
- Older housing. Lots of rentals.
- limited available land for housing development
- I believe keeping the roadways intact and keeping on top of road conditions, troublesome trees with power lines; a plan to thwart future weather related problems by addressing beforehand
- Inconsistency
- Need more affordable housing that attracts young people. For example gated communities with pool and club house.
- Beautification of existing neighborhoods.
- Looking out your window and seeing your neighbor in their home
- The old established neighborhoods being neglected - not much home owner pride - massive number of rental properties.
- cleaning our roads and ditches
- getting rid of vacant properties"
- Communication and involvement.
- Getting rid of unwanted and unclean residents
- 20-home subdivisions
- Lack of luxury/executive housing. The city needs high end living subdivisions if it wants to attract and retain young adults.
- Lack of restrictions/ordinances and ownership pride
- Meeting the needs for quality multi family housing is a challenge.
- Lack of pride in ownership/rentals. Trailers unkept.
- Declination of neighborhoods for too many years
- Making homeowners keep their property neat and maintained.
- Replacing deteriorated neighborhoods. We are land locked without annexation.
- amount of mobile homes, oddly built properties, etc due to zoning that make it undesirable to build in certain areas.
- The South Side of West Monroe.
- The lower income areas seem to take over
- Too many rental houses.
- Maintenance. We all need to take pride in our homes, even if it is a rental.... lots of landlords don't seem to want to invest in their properties and so I'm sure the renters don't care either.
- Attracting and Keeping families to live in the houses and neighborhoods. If there is a shortage, builders usually step up and speculate. If it is a land availability issue, a buyer will build or buy beyond city limit to the north (mostly).
- condition of houses
- many people are moving outside of the city limits because they can get better value out there.
- Older inventory of houses, less investment by owners. Less owner occupied houses and increased rental. Need to stop this trend. Find more land for future new housing growth.
- Bawcomville needs a face lift. People that can only afford \$400-\$500 a month should feel proud of where they live.
- Need more accountability at the homeowner level to maintain the aesthetics of neighborhood life including feeling safe in your own home.
- Poverty ABD landlords who do not provide adequate housing such as leaking pipes, etc.

- Improving residential housing and basic services on the Southside of town.
- Horrible water quality in many of West Monroe's prominent neighborhoods. Lack of zoning.
- Crime. West Monroe is addressing blighted property, take it off the list. The same with flooding. Progress is being made.
- No zoning laws in the parish. Trailer parks can be implemented anywhere. Open Fires are allowed everywhere- ruins quality of life.
- Almost hate to say this, but ordinances on upkeep on houses and yards.... including rentals.
- Keeping the property values in middle to upper values.
- The lack of community building co-ops in place. need more inclusive practices for poor and disadvantaged families to feel included and not like they'll be hardcore affected by gentrification in a negative way.
- Inside the city limits, elementary schools do not attract higher income families. Re-zoning of schools would help.
- Not enough available land for development.
- Lack of good income jobs too afford better up scale housing!
- Slum Land Lords who really do not care whom they rent to nor background checks.
- Enforcing city codes and improving zoning will enhance property values and prevent eyesores.
- You can't go 1/2 mile in any direction and not run in to low income housing. Nobody is going to invest in a home(likely a person's greatest single asset) if you continue to let Standard Enterprises and so forth develop around them
- replacing old houses and buildings
- Not very many options for apartments
- Certain areas have eye sores and local families seek better school zones
- Zoning, tearing down eyesores and rebuilding according to specifications the city sets.
- flooding and lack of sidewalks
- Keeping housing stock in good condition
- stop adding random streets and more housing, remodel and remake the downtown area more attractive with the older homes being revamped and get rid of trouble spots with high crime
- Building more apartments/units that will take away the beauty and safety of WM
- Affordable options
- Sobriety/recovery houses, houses that aren't kept up to code & zoning issues that aren't addressed or enforced.
- Zoning to keep mobil homes in mobil home parks (make mobil home park owners maintain their property). Zoning to keep tabs on the number Rehab homes allowed in neighborhoods. Improve the sidewalk system in all neighborhoods. Expand the "Code Enforcement Dept". There are still to many areas that need to be kept up by residential and commercial landowners. Improving drainage for several areas in town that flood every single time it rains a decent amount. The drainage ditches themselves are unsightly-full of Walmart buggies, trash and debris.
- Aging population. Make sure that our garden district area off North 7th remains a nice area.
- Maintains structures and infrastructure

- Building an upscale retirement (even gated) community
- Pricing of homes
- not enough properties within the city limits
- Housing prices are high for first owners in good neighborhoods.
- Some housing is too far from any city activities.
- So much of WM residents are out of city limits. The actual in city limits areas for residential are very small and all over the place built between business areas.
- Finding land that's adequate enough to house 30 different houses that are affordable to not low income but lower income housing
- Rental housing and out of date homes.
- Maintaining neighborhoods including road maintenance.
- There are some lower income neighborhoods that could use some sprucing up
- Zoning
- Pride in all areas. Beautification of eyesores
- Challenging some areas in community pride and keeping up property.
- Roads
- Not sure
- Low income and lack of good jobs and skilled workers.
- The greatest challenge would be to provide equal opportunity around the city to support and help grow all communities and attract all family types
- The lack of zoning. Allowing mobile homes inside city limits is lowering property values.
- Drugs Drugs Drugs
- The poor have to have housing somewhere. Unfortunately those neighborhoods are also a magnet and labyrinth for criminals and drug traffickers. The "hood" is a terrible place for children and the aged
- Clean up and get rid of trashy streets in West Monroe and Calhoun. Run down sheds, piles of trash sitting in front of house, on side of roads and in their backyard for our view. Run down buildings, run down car shops, Harrell Rd towards Arkansas Rd. houses. And the way Harrell Rd was paved and fixed. Tar patches.
- Keeping rental properties up to par
- Unrestricted neighborhoods. It's hard to maintain good standards when there are no restrictions in some areas.
- Flooding. Poor roads
- Space
- Bawcomville
- Crime, drugs, blight
- "Run down areas near schools.
- Would like to see more upkeep and cleanup "
- Community buy in
- Poverty. Without a scheduled public transportation system, access to affordable grocery stores is limited.
- too many section 8 rental properties. This often leads to neighborhoods being run down or cause crime to increase in the areas where those properties are placed. and it makes the quality of life in those areas lower
- Coleman ave are
- The greatest challenge is trying to control crime in certain neighborhoods and affordable housing.
- Exemption for section 8

- Disgusting brown water!
- Zoning!!
- South side of interstate 20
- Consistency in quality and cleanliness
- Some areas are terrible and no one cares about the look of the area.
- Affordability
- Too many rent houses, sober living house. Way way too many.
- People not keep their properties maintained.
- For neighborhoods to be safer they need sidewalks and lighting. In the winter the sun does down so early light fixtures in neighbors would make them safer for pedestrians and drivers alike.
- Having families that play, work, and stay here. Provide opportunities for families to “take root, plant, and bloom” here.
- too many rentors and landlords that do not invest in property
- The greatest challenge is the lack of undeveloped land area in the City for expanded housing.
- Instilling community pride in our underserved areas. Those underserved areas have the highest crime and most trash
- “See question 3 response.
- As other communities have tightened their efforts on the same urban decline issues these criminal persons displaced in other communities have landed in our weakened neighborhoods. The violence and drug related influences that did not exist in West Monroe 20 years ago have increased. This is largely due to the availability of very cheap substandard housing and concentrations of large numbers of poverty burdened and easily victimized families trapped in these declined neighborhoods.”

7

Over the next five years, what are the most important improvements the City of West Monroe can make to its housing and neighborhoods (ex. existing housing stock, new housing development, neighborhoods and corridors, etc.)?

- trash / litter pickup
- Neighborhoods.
- Maintenance standards improvement, limiting short stay housing
- Get rid of sober living residences
- Stop developing a lot into multiple residences
- Development housing that is attractive to young business professionals.
- sidewalks not sure how to add new housing units or the availability of vacant lands to build single family affordable dwellings
- clean up some of the bad areas

- For existing housing, remodeling and cleaning up the lower income area housing. For new housing, building nice, modern rentals/housing that would attract people to the city.
- Rules to strongly encourage landlords to keep rental property clean and neat. New areas of Neighborhoods like Provenance in Shreveport, which has green zones, lake, and some retail within the neighborhood.
- Neighborhood parks
- A financial incentive to repair and remodel older homes
- Get residents involved more in clean up of neighborhoods and surrounding areas.
- stronger code enforcement, diverse housing developments (multi-family, studio, alternative/green building), more residential space downtown
- upgrade existing housing stock and promote areas of new housing development
- Continue to demolish dilapidated structures and use code enforcement to ensure property maintenance is done.
- Senior adult housing with little or no yards, recreational center for meals and activities, safety bars in bathrooms,
- New development and upgrades to neighborhoods
- Stop with the government housing and cheap apartments
- Answered this in previous questions. I don't want to be redundant.
- Better housing
- More housing within the city limits and safer neighborhoods to attract families
- "I think they have done pretty well as it is.
- Existing housing stock
- Better schooling
- Less section 8 housing and lower rent areas. Build more small town homes like by the post office
- Fix the roads.....Get rid of vacant shabby looking rent houses.....Make home owners take care of their property.
- More affordable housing, better road maintenance, sidewalks, drainage. Allowing for development of houses for lower income residents.
- new nicer developments and tearing down of any eyesores in the community
- The general appeal to live in these neighborhoods
- I don't know how to improve the south side but that would be the area I would make a priority. Those houses probably used to be beautiful but I'm afraid they are too far gone now. Throughout the city there are a few houses that I wish would be forced to clean up. There is a house on Arkansas Rd that has a tarp covering a carport, covering a bunch of junk. I don't know where you would put a new housing development. I have seen in larger cities where nice townhouses and apartments are built in with little shopping areas and restaurants. That would be something nice for the old Trenton St golf course area. If the city expanded down Whites Ferry Rd, that area would turn into more of a central city area and could be made into an area for outdoor shopping and restaurants. It would be nice to have an area like that that people could live in and walk to restaurants and shops from their homes. There aren't many areas that have food or shops within walking distance from homes.
- new housing development

- Incentives for house updates. Best lawn and garden prizes.
- Repair the Streets and alleys
- Public works improvements
- new housing that isn't section 8 housing
- Road repair, beauty to older/run down areas of the city
- Access to other areas for commuting
- Maintain housing stock and new developments within city limits would help.
- Impose restrictions on how happy Ned and yards are maintained. Develop a beautification program for city pride. I live the flags as you travel through Winnsboro. Our WM high school corridor could be improved to show pride in the high school.
- Personally, I do not think that we need more neighborhoods. I would like to see West Monroe try to preserve some of the wooded areas that we have left before they turn to run down and abandoned neighborhoods.
- "I would like to say offer more affordable housing developments. Not HUD or income based. I mean the opportunity to buy a home that costs \$180-\$250 anywhere else, but here costs \$300+.
- This is not to contradict my previous statement, rather this would welcome people who are looking to buy a home the opportunity. The housing market is out of hand, and it is no doubt because West Monroe has the most ideal schools to offer. Rather than allowing the rental market to appeal to someone, why not make home ownership more realistic."
- Most important is to keep the ones we have up to par.
- More roundabouts signage that has standards
- Same as opportunities and challenges. They will continue into the next 5 years.
- My answer would be the same as no. 6
- Neighborhood designs as they have done in other southern cities
- Affordable housing for middle class
- Clean up what we have instead of building more
- It would be nice to see high rise apartment complexes as larger city's. In my opinion, the city is limited in space, therefore a high rise, downtown, would make for a more modern look to the area.
- Before building new developments, improve the ones that are already there. Work with landlords to tear down their blighted buildings BUT have someone come in and take any architectural items that could be used or sold. Recycle what we have to build or enhance what is already there. Also, refurbished wood floors, ship lap, etc. is HOT right now and will continue to be for years to come simply because people want to add character to existing homes and utilize old materials to give new homes character as well.
- Make the city more commuter friendly. The generations coming up are all about being eco friendly and saving money. I would love to be able to walk/bike to work, shopping, recreation.
- More nice subdivisions.
- Push for more housing in the rocky branch or bawcomville area
- na
- Make affordable places for people to live. Not section 8 but actually nice places for people like me who work a salary job with children and cannot afford the basics because rent is too high

- Incentives for cleaning up a neighbor, apparently fines aren't being enforced. We have too many slum lords
- I don't know. I would like to be better informed on this topic.
- Seek federal funding to help bring the neighbors out of poverty! Make green spaces in the neighborhoods. Provide a monthly garbage clean up. We don't want a dump in WM but people need a place to dump household trash more than once a year.
- See previous answers
- putting restrictions on land so you want have a trailer beside a nice house bringing down house values
- "1. Invest in the local schools.
- 2. Playgrounds/ parks
- 3. Restrictions on trailers
- 4. New affordable houses in neighborhoods.
- 5. Support churches and help with involving families"
- Upgrades to existing infrastructure, utilities, roads and lighting
- Add free parks
- I would like to see old or abandoned places either torn down or repurposed and remodeled. Bringing in more families allows us eventually bring in more retailers.
- not sure
- Make people clean up! Make people groom their yards! Makes people take some pride in their living quarters and their neighborhoods. Get a team together to make improvements to houses that are falling apart. Start with my neighbor at 608 N.5th Street. His house should be condemned. He has no money to fix anything. He fights huge rats. Im sure there are others who live worse than him. I know they are poor but what can we do to help these people. It brings down the value of our homes and makes our neighborhood look terrible. I feed this man every day. It's not that I even particularly like him, but I'm not gonna let him go hungry. Im not talking about him, but people like him need help. How could we change that? Get these churches on board. We are so in a hurry to run to the rescue to help foreign country get food or shelter but we've got our very own neighborhood churches who cant see the poor right there under their noses. There are good people in West Monroe who would be willing to volunteer if only we ask.
- Corridors between neighborhoods, implementing new sidewalk construction
- Maintain and enforce some of the covenants started in each neighborhood
- Clean up the existing ones, enforce codes
- "A city park (where the Trenton street golf course used to be)
- clear water
- Renovation of house close to downtown
- Youth baseball/softball complex. example Ruston
- ?
- find ways to improve the appearance of dilapidated houses and those with inappropriate clutter outside of and around the house.
- ADD STRICT RULES AND FINES

- Neighborhood corridors.
- more sidewalks, better zoning for trailer parks
- investing in schools/building new schools. A few creativity incubator sites would be good for the city too. Places where people could collaborate share and learn.
- Family areas to get out side and have fun with our kids. Basketball court, neighborhood play ground, and area for the kids to play safely
- The city needs to clean up the areas(homes) that have been abandoned and re-create the neighborhoods that people want to inhabit.
- Work with West Monroe high school to encourage them to bring the focus on education, not just athletics. The schools scores have been steadily dropping over the last decade. West Monroe use to be known for students academics. Everyone who I talk to all complain about WMHS teachers not preparing the students for college.
- Thomas road and the restaurants stay backed up. Shopping areas—mall is such a dangerous place Hospital needs to be top notched. Schools need to be maintained and high quality
- Entrances roads are beat up. Nobody wants to move to a neighborhood with bad roads
- I don't feel knowledgeable enough to speculate on this question.
- WM can continue to make improvements on new housing developments. Continue to keep buildings beautiful. Work on restoring clean water to the neighborhoods. Something people can drink and be proud to pay for.
- Fighting the trend of old communities becoming run down and crime ridden. It doesn't matter what we do to expand or improve our community if people do not feel safe.
- I love the improvements that have been made to the area of houses by the post office. Make the surrounding neighborhoods like that. Extend new housing out towards the Calhoun and Balcomville area.
- Street and drainage maintenance, ensure new developments meet sellable/rentable design for the times. encourage renovation and replacement in older neighborhoods.
- renovate or remove abandoned homes/businesses
- Focus on nicer neighborhoods.
- Fewer apartments and more houses need to be built. The apartments do not keep their appearance and value as well as a neighborhood of homes. Also, no more trailers/trailer parks should be allowed in city limits.
- I'd like to see us not tear down more of "The Sportsman's Paradise" but revitalize existing neighborhoods using the infrastructure already in place to modernize them
- New houses and gated neighborhoods
- Have a policy in place that holds neighbors accountable for trashy yards in a subdivision. No new apartment complexes unless they are gated with beautiful landscaping. Neighborhoods with sidewalks and parks like many states have.
- New housing development which is progressive in a community development.
- i believe neighbor hoods and main roads should be maintained and well cleaned as well as residential homes.
- New housing development

- I would like to see restrictions put on where mobile homes can be. There are multiple neighborhoods around town that are nice but next door is a trailer park or run down trailer. I know that has deterred myself and others I know from buying property in certain neighborhoods.
- Cleaning up some of the underdeveloped areas.
- Safety
- Clean up the neighborhoods. The sidewalks look unkept with grass growing up on them.
- better roads, sidewalks, better zoning guidelines/restrictions, better animal control
- underground power lines
- fix traffic on cypress
- I think the mayor has made great strides for beautification in the city of West Monroe and the community
- remove vacant run down houses.
- Build homes in communities with character not cookie cutter homes .
- Continue to improve the existing houses that are getting older. Making people responsible to take care of their homes.
- We need more housing in the downtown district to bring life into the downtown area. Housing stock is going to drop when Centurylink lets go of their employees and people move to Denver.
- "Relocate mobile home parks, build commercial buildings in this parts
- And rebuild the bad neighborhoods
- TRUST! Place some restrictions on new housing development to help current home owners maintain property value and stabilize the trust of the community! Nobody wants to invest in current real estate of sizable economic value that someone can come in and build rental property next door, which will wipe out their investment!
- The prices of houses are really high in West Monroe. Housing needs to be affordable for families to move here. Neighborhoods need to be safe. I have started t see people walking up and down the streets late at night.
- Less sprawl.
- ZONING (No nice neighborhoods next to junk lots), more policing of unsafe areas (Riser area), Restrictions on Commercial businesses (No metal structures, landscaping must be kept up)
- Attention to areas like Bawcomville
- sidewalks, quality housing, mandatory upkeep
- New affordable housing. Not government
- the land area approaching West Monroe from the east, just after crossing the Ouachita River could use improvement
- Take care of some of the trailer parks (sunshine estates) and make them clean up or remove them. This brings crime and drugs to good neighborhoods.
- Spread them out more.
- New housing needs to be affordable and unique to the area. Neighborhoods need to be build around areas that could attract newer and more exciting opportunities.
- Improve lighting, traffic, safety in general
- New housing developments.
- To bring new housing projects to the neighborhoods of lesser economic status or offer help with updating those homes.

- Building better neighborhoods.
- Focus on the 5th Street area to improve housing and neighborhood conditions.
- Cleaning up what leads up to the neighborhoods and enforcing laws and fines on property owners that do not comply.
- work to improve current housing structures in communities that exist within the city limits. or create opportunities for landlords to take part in accessing funding for said improvement.
- Get rid of blight. Recruit educated community minded people who appreciate old homes and neighborhoods enough to invest in them.
- remove dilapidated home and create new housing. Requiring yard maintenance.
- new neighborhoods and housing with mid range price for average families
- Make the cost of housing reasonable as compared to other cities in other states.
- An enforced trash rule
- new housing
- Provide amenities close to neighborhoods that will cause people to want to continue living there or move to that neighborhood. That involves public safety, code enforcement as well as recreation.
- new housing stock, trails and bike paths in and between neighborhoods
- Again, keeping streets in good shape and all public areas that could potentially obstruct vision, signage, etc, be addressed and fixed.
- New developments. Continued code enforcement
- See # 6. Improve roads.
- I'm not sure.
- Less neighborhoods that's are on top of each other
- Establishing a feeling of home owner pride - how can this be done?
Continuance of Code Enforcement. Education of Home Owners in Historic Districts. Litter abolished. Downtown development of housing options - seems like that would be a really great place to live. The river is under-utilized.
- improve existing neighborhoods
- Keeping areas clean and safe.
- Add more upscale apartments. Not section 8 housing. Realizing everyone needs assistance but we need more upscale residents spending money here as well
- Put in place bike lanes, sidewalks and use best practices found in similar cities that work well.
- New luxury/high end living developments within the city limits. Complete with walking trails, a club house, community type style pool.
- Continue code enforcement and demolition of abandoned properties, encourage and improve entrances to neighborhoods, landscaping
- Keeping City Services running well necessary
- We have so much new housing. We need to rehab some of the older ones and give them curb appeal.
- Stabilization of declining neighborhoods to keep the wrong type of rental market from taking over
- Zoning Zoning Zoning. Too many small businesses in or near neighborhoods.
- Corridors are extremely important. The approach has to have curb appeal. Arkansas Road is a prime example. Tree lined streets and side walks.
- Affordable housing for South West Monroe. South West Monroe needs to have flexible zoning for mobile homes and modular homes in order to attempt to build home ownership in this area.

- Clean up the lower income areas that have become eye sores
- Encourage home ownership. Provide programs by architects , interior designers, contractors giving guidance and instruction in their respective areas. Include reactors also.
- Family focused! Things such as lights for the evenings, sidewalks, access portions manicured, utilities buried for better service and protection.
- Attempt to clean up South of I-20 area and especially nearer to down town. Corridor South from Austin and North to Mill between Oua. River and N7th. Otherwise, you have ceded the southern part of town and your option is NORTH & away from the old town.
- zoning and code enforcement
- New houses for middle and low income
- Land bank - purchasing older neighborhood housing for redevelopment. A more aggressive condemn policy and removal of dilapidated houses and buildings
- Work on the Bawcomville area. Bring it up to speed as you work on other areas of West Monroe.
- Take a 21st century approach. Select residents that can act as ambassadors to the neighborhoods marketing them as the assets they actually are. Enhance peace of mind with crime stopper initiatives, stricter HOA covenants that reflect pride in the asset. Generate public and private capital to reinvest in neighborhoods to further strengthen appeal.
- Not sure.
- Investigate how progressive small cities have improved substandard housing and basic services to improve life quality in those areas. Set housing standards and explore the means to achieve those standards.
- Improve water quality so people want to live in West Monroe's neighborhoods. Sidewalks.
- Look for ways to promote home ownership. Publish an official web map of the neighborhoods. Whatever the people call their neighborhood, that's the name of the neighborhood. At least acknowledge it.
- Upgrade existing neighborhoods & new housing developments.
- Street maintenance
- Enforcement of ordinances
- The housing market in West Monroe is more desirable than Monroe due to city officials being more attentive to community needs. Thankful for that. Hope this progress continues.
- Green spaces x10. Incentives for cleaning up surrounding impoverished areas. Offering school based education on how to see your city and neighborhoods can grow in a positive direction. neighborhood based groups to create awareness and involvement in safety, beauty, etc.
- New housing developments; Improvements of some existing, older neighborhoods.
- Improve corridors within the City. Repurpose areas for multi-family. Encourage Developers to buy the single houses on several acres and develop nice subdivisions.
- Hurry up and tear down older homes that should of been down years ago and building too better use existing assets
- I feel it would be beneficial to explore and take advantage of certain housing grants, especially for first time home buyers. There are some excellent grants offered on a national level.

- Accountability for Landlords to care whom they have for renters.
- Do not put a walking trail to Kiroli Park. There are already enough scary looking people that walk to-from Mac's. Stop letting people put mobile homes on their single home property. Stop letting people park in the street. Work with developers to build small neighborhoods like the houses along Hicks St.
- new housing development
- If we build any new neighborhoods, we need to make sure that the roads leading to them are expanded and taken care of.
- I feel we are doing well in this area with updates to existing and developments
- Setting restrictions to building requirements, banning signage in an effort to clean up the town, require new buildings to conform to specific city specs.
- focus on revitalizing low income neighborhoods
- Reinvigorate rundown neighborhoods
- control burn houses falling down, revamp old houses and neighborhoods to make them more attractive for young families and starter homes, rid the trouble areas and clean up the neighborhoods by WMHS and off Trenton St where the older houses have character but crime is too high
- Side walks in neighborhoods. Exercise is an essential key to physical and mental health.
- Neighborhoods and improving those existing
- Flood abatement, improvement of water infrastructure & quality & consistency of water, enforced speed control in residential neighborhoods
- It would be great if developers were given some type of guidelines that coincide with the city's masterplan. Right now developers find an empty lot that use to have one house they cram three houses onto them. There ought to be some kind of code to regulate what materials driveways should be made out of being dirt not one of them. Rock, asphalt, concrete, rock-acceptable.
- answered in previous questions
- New or revitalized housing in declining neighborhoods.
- My response in Question 6 fits this question. Upscale retirement (even gated) housing. We should capitalize on the many amenities here, culture, arts, education, excellent schools/university, parks, Ouachita River boating/fishing, entertainment, things to do, hotels, restaurants, shopping, also on our mild winter weather to promote our City as a very desired place to call home.
- Do something about housing prices. I bought a home and i knew when i bought it, three price was over inflated but i had no choice.
- Code restrictions, gated properties, neighborhood parks, walking and biking trails
- What can we do with the homeless population? Can we build a shelter - or come up with a solution? They are hanging out heavily on Thomas Road. I used to only see them in Monroe but I see them daily in WM now. How can we feel safer but also help them?
- WM needs to stop putting duplex units on every tiny strip of land available in neighborhoods! They cause overcrowding in some of our schools. They are busting out the seams.
- Sidewalks, road quality, good lighting.
- Annexation of areas that are most residential and that have room to grow - Parkwood II, Arkansas Rd/Indian Lakes, D'arbonne Hills
- Cleaning up the neighborhoods that are there making them more aesthetic to the site. Buy up blighted housing land and build duplexes or apartments

- Refurbish and rebuild
- Fix roads in neighborhoods.
- Roads are bad and are used for through traffic, which tells me that there aren't enough or not convenient ways to get to their destinations
- Cleaning up the abandoned houses
- Neighborhoods
- Programs and opportunities for youth. Transportation improvements.
- More affordable housing -under \$200k, roads. Less huge ditches more culverts.
- Existing neighborhoods need to remain clean. Residents need to be reminded to keep up their homes and keep property clean.
- 4 lane more roads, clean up areas south of I-20, not necessarily gentrification, but there are many areas that suffer from lack of code and enforcement. Clean the areas up, build new government housing for those who can't afford it.
- Fixing roads in neighborhoods and offering communities different amenities based on communities
- Instate zoning that promotes positive home values.
- Redevelopment of older subdivisions to build modern homes. Get rid of as many mobile home parks as possible.
- A specific Southside revitalization plan, continue to build bike paths and sidewalks, green up our downtown and more police substations at strategic areas. Create usable green spaces within easy walking distance of most neighborhoods within the city limits. Make a decision on Trenton Street golf course-paved bicycle and skateboard paths paralleling walking paths, an amphitheater for outdoor family events like movies, concerts, etc
- Lights on streets and roads, more beautiful entrances (gated, landscape, etc). And answers to the above question.
- More bike paths. A tiny home community.
- Better drainage and roads
- Remove blighted properties
- Create subzones and prioritize them by rating them for safety hazards, dilapidated structures, etc. If a neighborhood is in disrepair and the residents will not or cannot make improvements, the city should buy occupied properties and claim abandoned ones. This would allow them to sell the land to developers with the money to clean and revive one neighborhood. at a time. We should also seek brownfields grants for our historical buildings.
- Neighborhood community rooms without the high costs of HOAs
- Neighborhood development. Attraction near schools
- Roads, promoting community spirit in some neighborhoods and improved drainage in older communities
- Infrastructure
- Provide some financial incentive (if possible) for revitalization of existing homes. With that financial incentive should come some rules about what that revitalization would look like. Strengthen zoning to assure homeowners that their investments will not be damaged by uncontrolled building. Add zoning requirements for the nature, size and height of business signage and landscaping of new business construction. Plant easy to maintain plants (possibly Daylilies or similar) along main thoroughfares. (I saw this done along an interstate highway in Raleigh, NC)

- better lighting in neighborhoods, less section 8 rental properties and better opportunities for people to own there home instead of renting. less crime and theft.
- Get rid of the ugly buildings, and make sure any new potential buildings built are respectable and will last future generations.
- A new housing development would be nice for the elderly like Passman place in Monroe.
- New housing development
- Clean water. Brown water baths are disgusting, not to mention what consuming that water is probably doing to our health.
- More dwellings for senior citizens.
- New housing development
- Continue to work to improve all schools so that all areas are more desirable. We don't need new houses; we have lots of houses that could be given a tax incentive to redo and stay in the house (not flip the house).
- Helping communities become more involved.
- Remove sober housing. Improve renting standards. Regulate exterior appearance expectations.
- We need more housing for families to purchase in the 170-200k price range
- Light poles and sidewalks
- new affordable housing development, more neighborhood watch programs, longer public transit hours, better drainage in areas that are more prone to flooding.
- affordable housing, improve Riverbend housing, develop homeownership programs
- Lights, sidewalks, easy access into the neighborhood
- The most important improvement the City could make is to find ways to expand and acquire more space for new housing.
- condemning derelict properties or assisting with refurbishing
- "1. Strict and unrelenting code enforcement to force homeowners and landlords to improve these homes.
- 2. Increase the footprint of businesses and retail in these areas.
- 3. Provide incentives for new residential development or restoration in these neighborhoods.
- 4. Embedded police presence in these high crime zones and their respective schools. The key is to have the best knowledge of these criminal persons and their activities quickly."

8

What is West Monroe's greatest asset for transportation?

- plenty of roads
- Small passenger van for commuting
- Arkansas road now with roundabouts
- Convenient
- N/a
- none

- Cypress
- ?
- I'm not sure
- private vehicles and senior citizen vans
- Main roads are wide enough
- A 3rd bridge or bypass would ease congestion on Thomas Rd, Cypress & N. 7th St.
- Interstate/Ouachita River/ Railway
- Street rehabilitation.
- wide streets, hardly any one-way streets (Garden District/Downtown Monroe is a nightmare), public transport that fits town size and needs
- good overall roads
- Several main roads (N 7th/Thomas/Cypress)
- Ride sharing
- ?
- There doesn't need to be any
- ...that we don't really have any to speak of. That can actually be an asset.
- I'm not sure
- Buses
- Multiple buses
- Everything in town is pretty close together
- The busses
- NOT having public transportation
- Unk
- Mostly good roads, some transportation services for elderly.
- ehh its small
- engineering for traffic flow based on detailed traffic counts and making adjustments to problem spots
- None currently
- Vehicles. The roundabouts are great! Arkansas Rd is wonderful. The city buses appear to be for seniors. I love that we have something like that for seniors. I would not recommend a public transit system. First, I don't think we are large enough to support it. Second, that would only attract lower income residents. I don't want to sound ugly but I also work to avoid living by low income individuals. I know that sounds ugly! Sorry!
- We have the Transit system. But I think we could have more options.
- personal transportation is all we have
- I do not believe the city should have to pay for transportation
- West Monroe Senior Center
- They need more access to different transportation they need a bus station opened to promote a traveling point, city transportation,
- No public buses
- The Senior transportation program. However it needs to be expanded.
- The new sidewalks are great.
- "We use personal vehicles. I am not familiar with the availability of public transport.
- Having bike lanes on one or two streets is nonsense, though.
- If the city wants to provide biking as an alternative, they are going to need more than a designated lane on one or two streets."
- We do NOT need any public busses.
- Do not know

- The senior transport system.
- No public transportation except for that provided by the Sr. Citizen Center (appointment and nominal charge)
- Ouachita River
- roads are decent
- I am aware of transportation provided for the elderly (vans), however, I am not aware of any offered/provided transportation like the City of Monroe? (Buses)
- I-20?
- Eh.
- Na
- Roads. The Arkansas road expansion is wonderful
- none
- None
- That we do not have busses.
- I don't know. I would like to be better informed on this topic.
- There isn't one!
- Easy access from Interstate; new 4-lanes on Ark Rd; 4 lanes on hwy 80; turn lanes in town
- I-20 going through town
- I don't feel like transportation is a problem.
- No City Bus and needs to stay that way
- unsure
- the roundabouts have been nice.
- Maintenance of new roadways; adding additional lanes on major thoroughfares.
- "THAT WE DON'T HAVE FREE PUBLIC TRANSPORTATION
- NO BUSES"
- Either people have their own transportation or they don't. I know the Senior citizen center does offer some services.
- there's no transportation for wm
- No public transportation
- ?
- Everything is pretty close together and easy to get to.
- no buses
- "Well maintained streets and roads (like new hubs on Arkansas Rd.) Great access to I-20.
- "
- the roads
- Unknown
- TRansportation system
- Personal cars
- We have easy access to the interstate and hwy.
- NEVER PUBLIC TRANSPORTATION
- DO NOT BRING IN PUBLIC TRANSPORTATION!!!
- Easy access to the restaurants, schools, and hospital
- Uber/Lyft
- West Monroe's greatest asset is not having public transportation!!!!!!
- The infrastructure is available for actual public transportation such as buses or biking.

- I20
- The greatest asset is that we don't have a bus system. We do not need a bus system.
- The convenience to I-20 is its greatest asset. But we do not need public transportation.
- I-20 corridor
- We have roads in place and getting to places is fairly quick
- The fact that we don't have a bussing system.
- ?
- Most of the entertainment/restaurants are relatively easy to get to.
- Multiple exits on I-20
- i like that there isnt any bus routes in west monroe. i also like that there iis medical transportation for elderly
- We do not have a busy system which helps cut down on foot travel by unwanted thief's.
- N/A other than personal vehicles transportation is void
- None. We do not have any
- I don't feel that we have one.
- ?
- I don't think that West Monroe has an problems with transportation.
- not really any transportation assest
- decent road layouts
- none
- I20
- Sidewalks and no public busing are great assets
- Beautiful roads
- We have good roads and the round about does help with traffic.
- Personal vehicles
- there isn't one. the infrastructure/transportation system is third world.
- NO PUBLIC TRANSPORTATION! Best decision ever.
- Vehicles
- Roads
- Personal vehicles
- No public transportation!!! Worse thing that could happen to our city
- i-20 corridor
- You have to have your own. A bus system would be good.
- None. We have no public transportation option.
- unsure
- Is there one? My own car
- I-20
- Better Uber and other types of ride programs
- Road improvements that are in place or are in process have provided acceptable street conditions.
- City wide side walks
- The roads and traffic is horrible here.
- most of the roads are smooth and accessible.
- That there is no public transportation found in our city.
- ??
- Rural transportation system that does curb to curb service.

- Not sure
- road improvement
- No idea
- not sure
- good roads,
- ?? Not sure what this is asking specifically but what comes to mind again is location. I-20 corridor access is a plus, especially with several exits coming to the city. The Ike Hamilton exit really stinks IMHO. It'd be a convenient exit for those living on the north side of I20 by Downing Pine, but to navigate there, it's a roundabout trek to get over the highway. I'm sure it'll help with commercial growth however in the Ike area.
- North Seventh Stree
- Uber
- Uber and Lyft. No city buses!!!
- Idk
- Personal Vehicles. I am absolutely against a bus system for the City of West Monroe. Glad to see bike lane additions.
- none currently exist
- DoTD
- West Ouachita Public Transit , bike paths, and the convenience to everything
- Bikes!
- We don't have public transportation.
- Multiple areas of access to I-20, multiple roads and ease of travel within city limits, lack of major congested traffic
- Not having large scale public transit(buses) is an asset.
- No public bus. And the vans that pick up our seniors for appointments
- Only 4 main roads: interstate, Cypress/Hwy 80, No. 7th, Arkansas Rd.
- Closeness to interstate
- Traffic flow has been greatly improved. No public bussing.
- ease to I-20, newly four-laned Arkansas Rd
- The widening of Arkansas Road and the widening of Well Road is a tremdous help.
- Our roads! We do not have many bike paths. Thank goodness we don't have city buses. PLEASE never ever consider city buses. Studies say buses are mostly an expense to any city. Just continue to manintain & improve our roadways.
- Van rides provided for seniors
- I don't have a great deal to say other than, a focus on safety...well lit, signage, sidewalks.
- none
- medical transport
- maintained roadways. Most roads are well maintained. Continue with bike trail/sidewalk programs
- Not sure
- Not sure there is one. Roads are deplorable and the river (which has a lot of upside) does not take you anywhere appealing today. Boats, ride share, walking/jogging paths, transit systems, just got to think creatively and figure out how to pay for it
- Not sure.

- Existing roads are adequate and maintenance is generally timely.
- On the I-20 corridor.
- We have rail, I-20, river, US 80 and the Monroe Regional Airport is not that far.
- Buses
- Present improvement of streets, and intersections has been great, but more is needed
- Private vehicles- no public transportation for citizens to be encumbered with the expense.
- N/A
- NO PUBLIC TRANSPORTATION
- City Streets within developments are in relatively good condition. Have major State Highways throughout the City with multiple lanes for traffic.
- There is no transit system. (people in West Monroe are probably averse to this, due to long standing racial assumptions that go along with Bus Routes).
- West Monroe has several traffic arteries that run through the city. No city buses! Sidewalks have been added for bikes and walkers.
- We have none! We should have sometime of public transportation
- I'm not aware of any city transportation, but infrastructure needs to be addressed.
- It is easy to get around WM. Synch the lights on major streets. Do NOT put any kind of bus system in place. Other than that, don't change a thing
- We're so close to I-20. It's easy to get everywhere, if you have a car.
- Lyft, not a fan of public transportation
- I-20
- the senior center
- Interstate
- no public transportation to bring in higher crime possibilities
- Not having city buses!
- No public transportation option
- It is on a major Interstate.
- Good infrastructure throughout the city.
- Adequate roadways
- Anticipating future growth with turning lanes on roadways.
- No idea
- none
- I have truly been impressed with how fast pot holes are filled.
- "They roads run everywhere.... Improving Arkansas road and Well Rd with roundabouts.
- The transportation that is available isn't well known by residents - mainly seniors are aware because it's shared through the senior center - many believe that's what it's available for, not all citizens.
- Uber and Lyft
- Ease of getting around and access to I-20
- Roads available.
- There are no transportation services that I am aware of- not that's reputable
- "Once arKansas road gets done it will be a great asset. I am disappointed in the quality of work. It already has bad places and pot holes in areas that are "new"
- Cypress street is great with all of the extra lanes. "
- Continued restoration of the current infrastructure while upgrading when at all possible

- I-20. Arkansas Road expansion.
- Roads
- The interstate. Hwy 80, and Arkansas Rd.
- I-20 corridor and 4 lane roads. We need passenger rail.
- West Monroe has no great assets of transportation
- "Continued improvements already in progress
- Small size, decent arteries reaching most high traffic areas
- Access to I-20
- that we have a medical transport that takes our elderly and others to their drs. visits and to other places to get the things they need.
- Continued improved traffic flow.
- I believe our greatest asset to public transportation, simply not having it. I like the fact that we don't have large buses jamming up streets, pollution that comes from that. We have Uber, great sidewalks and transportation for elderly through the senior center.
- NO CITY BUSES!!!!!!
- Senior transportation bus.
- "frontage roads and areas along the interstate that could be used to make a bike path
- Hwy. 34 also needs a middle turn lane or to be 4 laned."
- Lea Joyner Bridge
- Personal transportation and car pooling
- Would like to see public bus service
- ????
- Round a bouts and any other updated type of traffic control
- Small size of the city should make it easier to implement improvements.
- ?
- Not much
- It has pretty good roads to travel in most of the city.
- We need more
- Walking trails biking pass left hand turns areas on two lanes
- Can't think of anything
- The Transit Authority.
- Main roads easily access everything
- I don't feel like we have any great asset for transportation.
- The new lights at intersections are good, so is the new signage. The traffic circles are fantastic.
- None
- There isn't.
- Our traffic is terrible we have outgrown our road system. We need a bridge on the far north side of the city
- I love all the traffic circles on Arkansas and Well Rd.
- Not sure
- Fmfjdk
- public transit and transportation for seniors, roundabouts and expansion of Arkansas road, near interstate
- Lots of connecting streets to get from place to place differently
- The greatest asset is the service provided by the senior center where they transport seniors throughout the area.

- The bus at the Sr. center
- "1. Interstate 20
- 2. Kansas City Southern Raul
- 3. Ouachita River port
- 4. Continued improvement of city traffic flow particularly north seventh and Arkansas road, cyprss street extension past west ridge are helping."



What is West Monroe's greatest challenge for transportation?

- Bike / pedestrian
- Affordable
- Thomas road congestion
- Road upkeep
- N/a
- The City permitting transportations
- Limited sidewalks and bike access
- Public transportation, sidewalks or bike lanes
- no public transportation and bad roads
- A lot of the roads are rough and need repairing.
- I don't see a challenge
- Need public transportation as well as bike lanes
- "A 3rd bridge or bypass would ease congestion on Thomas Rd, Cypress & N. 7th St.
- Public Transportation is NOT needed."
- Accessibility
- Maintaining the older streets such as potholes and the subsurface under the paved streets.
- bridges into Monroe, potholes, stoplights with narrow turn signal ratios
- areas of congestion crossing the river
- Traffic congestion. Most commercial buildings are built only on 3 main roads.
- No sidewalks for walking in business And residential areas and no bike paths for commuting to and from work or school
- Some of the roads are terrible
- None. We don't need it.
- From what I hear, cost. How many actually want public transportation is the question for me.
- Lights that stay red forever and don't stay green for very long
- "I'm not sure
- Corona
- Bad roads
- Yes
- Interstate poses alot of issues
- Expanding public transportation to the wider public, not having enough

bike lanes and sidewalks for pedestrians.

- no real public transportation
- City size
- Majority of the roads are in bad shape! The manholes on 7th St make driving down 7th very bumpy. I see that roads are being patched but the patches do not appear to last more than a few weeks. Repairing all the poor road conditions would, by far, be the biggest challenge because they have been neglected for so long.
- You have to make an appointment for Transit. I think some type of bus route for lower income families might serve citizens better.
- Cost
- busing
- lack of buses
- Lack of public options
- Lack of another bridge on north side of Ouachita River
- Traffic flow on Cypress St., Thomas Road, and North 7th. Can the lights be timed so that there aren't so many required stops.
- Some of the roads could stand an upgrade from the potholes.
- "Traffic zones are being worked on. Some roads are narrow or in poor shape. Sometimes lined with steep ditches or culverts, which can be nerve wracking. I've seen a car fly off the road near Kiroli and land in one of these before.
- Prior to the snow storm, it was announced roads had been treated in anticipation of the weather, however no evidence of preparations were made. Having lived in other states, I looked for various different methods. I'm almost curious what these preparations are or mean to Louisiana.
- All other issues are covered in my answer in the previous question."
- Again no Public BUSES
- Bike lanes
- assuming that there is a need for public transportation
- condition of roads and streets
- Dredging of the River
- I think we are headed in the right direction. Lots of additions being made
- Provide Bus Transportation, if not already offered.
- Traffic
- Everything is spread out. Most everyone who wants to spend time in town on the weekends live in subdivisions in the parish so they must drive in. Parking is limited.
- Buses
- Wallace Dean
- none
- City buses
- Some of the streets need to be widened. Some of the hotels could offer shuttle service for their clients.
- I don't know. I would like to be better informed on this topic.
- Traffic flow. Again, there was no planning. The city did not plan for growth. Thomas Rd needs a turning lane from Cypress to the mill.
- Roads full of potholes need replacing; infrastructure of ease of getting to/from schools, (or traveling by schools) during school hours (do not build schools where there is not infrastructure to support traffic flow); Lunch-

hour traffic in town; 5:00 traffic on major roads leading to subdivisions

- Adding a loop to the area
- N/A
- Improving the existing model, rebuilding roads
- TERRIBLE road conditions
- Thomas Road is a nightmare
- Lack of public transportation
- BAD ROADS
- Too many people that do not have the means to get reliable transportation, either by their fault or not. Lots of citizens walking or riding bikes in high traffic areas.
- there is none
- Improving roads
- ?
- Some of the roads are very bad.
- lack of sidewalks
- No public transit (understanding the reasons not to invest in it). Need more sidewalks and bike lanes in some areas.
- Maintaining the roads and providing enough options for people to travel throughout the city
- Little to no public transportation.
- "We have no bus system but not sure that is the answer.
- Several roads are in horrible condition and patches only makes them worse in the end. "
- Not sure but they need more red lights. They have alot of congested areas.
- "Maintaining quality road conditions. There are several areas on service roads in West Monroe that are constantly patched but never brought up to a quality level. In thriving neighborhoods and communities, the roads, medians, and sidewalks look nice and well maintained. People drive down the interstate and see run down fences lining the roads, old lighting, etc. That is our first impression and we are not making a good first impression.
- Another challenge is having public transportation available without changing the dynamics of the community. Public transit systems are tricky. You have to make sure you choose the right kind of transportation to increase the equity of the community. Safety, cleanliness, maintaining appearances, availability to all are just a few of the challenges that would be faced."
- Something needs to be done about Thomas road where chickfila is. It backs up there.
- Restaurants on Thomas road stay backed up. Well road left turn to cypress street and cypress street is hectic from 4-6
- None
- I think WM may have problems with the elderly needing rides to and from the grocery store/pharmacy.
- The physical infrastructure of the roads. They are in horrible shape and need repaired.
- Additional bridge from Monroe to WM

- We need more roads 4 laned (White's Ferry, more of Arkansas, etc.
- The outdated road system is its biggest challenge as traffic backs up very quickly.
- Only one route to town for people living out of town that use Highway 34 due to the spillway project being long overdue. The area near the paper mill floods on a regular basis making getting to work almost impossible.
- roads are not good in places (seem to patch them, not resurface them), we need lights in some places to help traffic flow, particularly with turning
- Rapid growth without proper roads for travel.
- Poor roads
- No city bus system available for the people who have no means of transportation.
- Not having public transportation for people and narrow lanes on roads.
- some elderly may have concerns for getting grocery pick up
- Road Construction takes forever! The 40 Oaks round about is just sitting with no one working on it and it makes getting to work and school very difficult.
- Good roads to travel on without potholes everywhere. FINISH the construction projects that's been going on for too long. I know construction takes time; however, some of it is bordering on ridiculous.
- The traffic in front of the Neighborhood Wal-Mart going on Cypress toward Well Road is HORRIBLE from 4:30 to 6:00. It backs up soooo far!!!
- No public transportation
- traffic and bad roads
- Some speed limits (like Trenton) are ridiculously low. Let's be practical!
- public transit system needed
- upkeep on quality of roads
- traffic
- No public transportation
- "Better roads
- improve all roads
- Severe Lack of public transport
- Growing cities cause more traffic.
- Uber transportation for people that visit the city.
- the infrastructure/transportation system is third world.
- Flow of traffic due to overly lengthy construction projects.
- Congestion
- Terrible condition of some roads, road construction projects that take WAY TOO LONG (Arkansas road)
- Lack of resources for low income individuals
- People are not courteous drivers. Thomas Road laughable on traffic flow
- "quality of roads and streets
- Same as above
- The new round about at the Well Rd. exit. We did not need it, and no one knows how to use it. It has made traffic worse.
- Public Transportation for the Riverbend, Bawcomville area's
- unsure
- We don't have a system, and we are very spread out.
- I-20
- vehicles.

- Road conditions
- A public transportation system for low income families
- Congestion.
- n/a
- Too much traffic and not enough roadways or lanes
- ??
- We are small and do not have the budget for a larger system.
- Public transportation system is needed for some who can't afford cars or have cars that are broken down.
- lack of roads to get to rural areas (Calhoun/West Ouachita/Downsville)
- The roads suck. Everyone knows that.
- public transportation is needed
- limited sidewalks and bike paths
- Well, what comes to mind is prioritizing areas where congestion occurs regularly, such as the Thomas road exit from both directions. West bound exit gets jammed up so often creating stoppage on I-20 at times (Walmart or just the busy commercial district off highway). Eastbound exit. It'd be nice to have a designated lane for traffic to turn Right into the Academy shopping area. It'd prevent occasional backups on the exit ramp
- Roads that need to be resurfaced.
- Poor roads
- I'm not sure.
- Gas
- A million stop signs!
- need more roads to avoid Thomas Road traffic
- Road maintenance.
- Growing public Transportation! Public Transportation is the key to bringing younger residents in
- Make neighborhoods accessible by walking or bike.
- It's lack of decent roads. They could stand to be updated and maintained.
- Transit system restrictions: travel within city limits only, hours of operation.
- Bridge closures
- Getting grants w/ out having to get mass transit
- More Uber availability outside City Limits
- Congestion to and from work and river traffic causing bridge to be up.
- Increase in businesses along already congested roads in places
- Easy access to retail, parks and neighborhoods. User friendly for autos, walkers and bike riders. A feeling of safety.
- Cypress Street and Trenton Street continue to bottleneck at heavy traffic areas. We obviously need a new bridge; preferably at Lakeside Drive in West Monroe. It could connect to Highway 165, near Lumen. It would cut the commute time to Lumen in half, and move some of the traffic North.
- The cost to maintain/build roads.
- Poorly maintained streets
- I don't have a great deal to say other than, a focus on safety...well lit, signage, sidewalks.
- no buses
- no transportation for low income people. No affordable transportation

after 5

- Cost
- Not sure
- "Horrible roads period.
- Roundabouts are a welcome sight to keep things moving. Need more."
- No buses.
- Possible with increased shoppers in developing historic downtown WM parking a structure should be considered.
- We have no public transportation.
- Growing congestion when there is an accident on I-20.
- Not having busing
- Street repair
- N/A
- Like what the Senior Center does as far as helping the community. But no public transportation.
- "Areas in the City are lacking capacity for traffic. Most of these areas are located on State Highways.
- Thomas Road has numerous businesses located along both sides of the roadway. However, a lot of residents avoid this roadway due to volume of traffic and long lines of traffic turning.
- Another challenge is train traffic and roadways being blocked by trains coming through the City. Only 1 location can be used downtown is trains are on the tracks.
- Intersection of Thomas Road and McMillan Road."
- Unsure.
- Roads in need of repair.
- Government
- Maintenance of existing roads as well as new road construction.
- There is too much traffic using the Louisville Bridge. You will have to figure out a way to push that traffic thru faster. You will have to consider areas that are No Left Turn. Also, you will have to move traffic on Thomas Rd faster. Any roads that are turning right need to be Right Turn Only. And put a damn curb up on Thomas Rd northbound to block left turns from the left lane(not turning lane) so that people can't turn left into Taco Bell and Popeyes. If that want crappy tacos or a piece of chicken that bad, then go down and turn left at a light and come back
- If you don't have a car, it's virtually impossible to get around. I see pedestrians walking in ditches with their groceries because there aren't any sidewalks. What's worse is that I don't see them at night until I'm right up on them because there aren't enough lights.
- Unsure
- When a road is being fixed it takes years to complete and brings down property value all around because of the eyesores.
- we don't have a bus system, sidewalks are sporadic, and hardly any safe bike paths
- Overbuilding roadways based on auto demand
- add new uber drivers, taxis but no public transportation. it drives crime rate up
- Please do not put city buses in WM

- Need public transportation
- We don't have public transportation.
- Money for a third bridge across the Ouachita river.
- We do NOT need public transportation in our city. Some type of trolley (tourist type) for downtown might work.
- Public transportation options that are clean and safe
- Don't know.
- Whatever you do, do not bring in the bus transportation from Monroe.
- there is none
- If you don't have a car, you are very limited.
- No regular routes where the residents see it to realize it's available. Minimal publicity for it to all residents.
- We have no bus line. But the worst transportation anyone can get is a taxi they are not regulated and they charge whatever they want
- Roads in need of repair.
- Lack of buses, trains, or any public transportation option.
- Maybe funding or need. It would be nice to have a way for those that can't/don't drive to have a way to the store or dr.
- Just not enough space. We could use another bridge into monroe.
- Thomas road at noon
- Older areas with narrow and bottled up roads.
- Thomas Road. It would be interesting to see how f there a way to make a square out of Thomas road/ bell lane or something to alleviate traffic.
- Hwy 80 near wells is very congested and needs to be widened.
- Old roads, small roads, not enough roads directed around town to get places when main thoroughfares are closed.
- West Monroe does not provide opportunities for people to get around unless they have a car but bike lanes and more sidewalks would offer a good start
- "1. Encouraging people to have courtesy while driving.
- 2. Removing congestion to Thomas Road between Glenwood and McDonald's "
- The road conditions.
- No public transportation for the general public, limiting those with limited incomes
- Bad roads and lighting. Not enough cops out to catch speeders.
- Getting overpass to reduce traffic
- our infrastructure and roads better quality of roads and better infrastructure would really help with keeping the transportation vehicles from breaking down.
- Uber and Lyft availability
- Pass
- NO CITY BUSES!!!!!!
- Poor road conditions.
- "The interstate and the railroad tracks.
- uninformed drivers and bicyclists who do not understand bicycle safety laws.
- lack of legal crosswalks and crosswalk lights/call buttons."
- Road conditions

- Do not cave to the temptation of bringing in public transit.
- No public transportation
- Lack of public transportation and too rapid growth without corridors to handle traffic
- Construction time to complete job
- Limited rights-of-way will make it difficult to add sidewalks, functional bike paths, etc.
- ?
- City wide bus system. Monroe has had one for decades!
- It doesn't offer a bus system for people that cannot afford transportation.
- Uber
- Narrow roads, lots of traffic
- Enforcement of laws regarding speeding, reckless driving.
- No transit system
- Too many cars for such a compact area. Lunch rush, after school traffic, etc.
- We currently have no citywide bus or public transportation.
- Lack of public transit.
- Certain intersections are still hard to navigate.
- "Public transportation
- Traffic"
- We've outgrown our road system
- We need a legitimate bus system and sidewalks.
- Repairing pot holes and striping on streets
- keeping up roads and cost of infrastructure projects, need more turning lanes
- Terrible roads
- The greatest challenge is the lack of public transportation. This includes buses and mass transportation, but I specifically see the lack of crosswalks to make crossing the streets safer. It is nearly impossible to walk in the City safely with the exception of downtown.
- The bus at the Sr. center is the ONLY to get around besides Lyft/Uber
- "1. Railroad right of ways and the Ouachita river railroad bridge.
- 2. Continued road widening projects to
- Outlying areas outside the city limits so the residents outside the city can access schools and services in the city hub. "

Over the next five years, what are the most important improvements the City of West Monroe can make to its transportation infrastructure (ex. current road network, multimodal transportation, shared streets, etc.)?

- Electric car recharge stations. Downtown should have multiple spots for recharging as the major car makers get rid of gas engines in the next 10-20 years.
- Keep the log truck off the neighborhood streets. Even the freight carriers are using the neighborhoods to cut through.
- Keeping the bus out, making bike trails and bike accessibility
- Sidewalks, bike trails
- Maintaining the roads we have. Turning lanes where needed
- Completing the necessary inter-city road work.
- Turning lanes on Cypress
- fix roads and get public transit
- To repair local roads so that travel is much easier
- I do not think implementing a city bus service would be advantageous to the city or citizens
- current road network, multimodal transportation, shared streets, sidewalks, bike lanes
- A 3rd bridge or bypass would ease congestion on Thomas Rd, Cypress & N. 7th St.
- Recreation dock or port at the river
- Work on getting more street rehabilitation per year. Better engineering for street rehab.
- repavement, more roundabouts, more bike paths/sidewalks to encourage other means of transportation
- new bridge
- Infrastructure improvements.
- Improve drainage situation by educating residents to keep drains cleaned and free of debris including grass clippings, pine needles, sticks, trash, etc.
- Just fix the bad roads
- Again, a loop around the twin cities.
- "They have definitely improved roads and bridges
- Road work
- Better roads
- Yes
- Keep streets well kept. The Montgomery Avenue road work changed the entire feel of the neighborhood
- Unk
- More public transportation, better road maintenance, sidewalks, bike lanes.
- i dont really know
- Improving road conditions. They are just terrible! I like the sidewalks that have been put in but the city is too spread out to utilize them. I do see people utilizing them for running. That is nice to see.

- I think incorporating more roundabouts, widening roads, and adding more sidewalks would help out a lot.
- ROW expansion for more room on certain streets
- multimodel
- Like to see connections for getting to monroe and west monroe readily available for commuting
- Bridge across Ouachita
- The traffic circles on Arkansas Rd are working so well. Perhaps some type of modification to help with traffic flow would improve travel in the city.
- I would like to see more sidewalks/bike lanes.
- see above
- Upgrade the streets and the ditches. Fix all the pot holes that have been in the streets for years.
- Shared streets, less traffic lights be different get away from typical stop and go traffic use mopeds carpool not sure many European communities are doing much better
- maybe more with 3 lanes, with middle being turn lane only (Cypress Street?), road upkeep (potholes), traffic flow and speeding
- I don't think the city should try to take on too much here. Just steady methodical improvement to the city's road surfaces over the next five years would please most drivers very much
- We need to have another bridge across river
- not sure
- The railroad companies utilize the tracks running parallel to I-20 daily. I would be a huge asset to the City of West Monroe to have a train depot and have passenger trains such as AM Tracks provide transportation to and from the City of West Monroe. This would be awesome for the City of West Monroe!
- "Shoulders on 546
- More bike lanes/sidewalks/parking infrastructure.
- Pave Wallace Dean Road
- Wallace dean is horrible. The sheer amount of cars that use it to get from Arkansas to Cypress/Well road is massive, yet it is very narrow and poorly paved. It needs to be widened and repaved.
- City buses
- Widen streets that are too narrow. Rid of some dead end streets.
- "Do we even have any free, public transportation? I guess a safe, cute bus system would be nice as the city grows.
- ** We need lights on the new roundabouts. It's very dark at night and hard to see the lanes. People already ignore the speed limits there, making it dangerous, but no street lamps at night makes it scary!"
- As mentioned in the previous question, Thomas Rd needs a turning lane. Cypress St. also needs a turning lane. There needs to be some sort of red light or round about put in at Mane and Downing Pines.
- Upkeep of roads; increase ability to handle flow of traffic to match growth of the city; plus addition of sidewalks and bike lanes
- "1. Fix pot holes permanently.
- 2. More traffic lights.
- 3. Less trains that are stopping, completely stopping transportation.

- Current road network needs to continue improving street program. Adding sidewalks were applicable.
- Fix roads in a TIMELY manner
- Make Thomas Road better around the hospital.
- Improvements in public transportation; more shared streets
- REALLY FIX THE ROADS DON'T JUST PATCH THEM
- Possibly public transportation. But the roads are in poor condition in certain areas that buses might make them worse. Repair and restripe
- public transportation of some sort
- Improve roads and more traffic circles
- Bike lanes in Bawcomville would be good. Sidewalks.
- Keep adding sidewalks because they help a lot. More people walk now. It is safer.
- fix potholes, sidewalks
- More sidewalks and bike paths, drainage improvement
- A feasible level of free transportation could be provided in key areas of the city. Cypress St. Needs to be widened in a few areas and more turning lanes need to be added in others. The Well road north section necks down at a very poor place causing huge traffic buildup.
- I wouldn't even know where to begin with infrastructure. I know Thomas Rd is crazy at meal times (lunch/5:00, etc)
- Roads are rough off Well rd area neighborhoods
- ROADS need to be drivable.
- "Improve road conditions is always a benefit
- Many of our next generation are very conscious of the environment. This is a perfect time to build our urban areas with shared streets and gathering areas that have safe walking and/or biking paths. Small pockets in the city where there are groceries, coffee houses, drugstores within a reasonable distance so that minimal driving would be a possibility."
- Just drive around during lunch or rush hour and it's easy to see where improvements need to be made.
- Continue improving the exit ramps. Keep roads maintained and kirol park which is a big assets. Limit housing for low income. Clean up the Lazzare point area from drugs and gangs
- "RoadsRoadsRoads"
- Continue to improve the quality of the roads.
- Creating an actual public transportation network. Making the area more pedestrian and bike friendly.
- Add public transit
- Pave roads again rather than just fill in potholes.
- Replace the spillway on Highway 3033 in a faster manner, and no more round-a-bouts.
- If there is a way to add a lane to I-20 from Well Road to Stella/Mill Street (east and west sides) as an entrance/exit lane, it would greatly help the flow of traffic and allow motorists to enter/exit more safely.
- fix the roads as much as possible, maybe consider offering public transportation in the areas where it would be needed
- The new roundabouts are great. We could use some more of these as we continue to grow.

- Replace bad roads
- Roads are bad. Need more lights especially at turn-about.
- Stop putting in roundabouts and making lanes wider especially on the 2 lane roads.
- i think neighborhoods need to be cleaned up . i also believe we need to bring in tourism
- Maybe some sort of public transportation or bike lanes.
- Fix the potholes. Better roads
- Don't know
- transportation, fix streets, traffic lights in areas to make them safer
- No more damaging pot holes. More public transportation for elderly or people who do not have a car.
- public transit system
- fix cypress
- The roundabouts have been a great improvement, I think the city is headed in the right direction
- Get roads in better shape and make it so traffic is reasonable. For example the circle at the Well Road I-20 ramps are not suitable and the traffic stays backed up. Its worse not than it was before.
- Not sure
- Continue to keep up with the road conditions.
- More sidewalks to keep people from walking in the streets
- bring the infrastructure/transportation system into the 21st century
- "Finish the job! Start and finish in a timely manner.
- And put in a new bridge that will cross the Ouachita river into the North Monroe/Sterlington area."
- Keep fixing main roads and the round about a are awesome on Arkansas road
- transportation for poorer communities
- Street sweeping regularly, regular repair of heavily used roads
- Street upkeep!
- more roundabouts, sidewalks, bike trails, quality repairs that last
- We need more access to frontage roads to get to places. ex. planet fitness, cracker barrel , etc.
- Actually fix roads instead of patching them.
- unsure
- We need more round-a-bouts, lane widening, and sidewalks.
- Repair and Improve road conditions. Add length to exit ramp/on ramp lanes on I-20
- Better roads
- All of the above
- Opening it up.
- partner or create a multimodal system. even if its not buses maybe using city owned cars.
- Current road work projects need to continue throughout our city.
- ??
- shared streets, smart streets, perform maintenance on streets before they are unusable.
- fix the roads!

- Roads throughout the city need to be repaired along with the parking lots.
- No buses. Please. I beg you never add buses to this city. Look at Monroe.
- not sure
- multimodal transportation, bike paths
- Keep streets in good condition without the temporary patch job end-all that some towns do. I don't know how bike paths or sidewalks would fare in this area.
- Improve current roads and obtain expert study on how to add to existing highways. Traffic bad now.
- Repair potholes quickly! Create walking and bike paths along roads.
- Fix the potholes in peoples neighborhoods!!
- Cypress Street needs improvement.
- 5 lane roads with sensor traffic lights or traffic circles.
- Just growing overall, and adding street cars downtown to travel from one end to the other, would love to see the old fred's nth 7th turned into a fleamarket area and have buses or trolleys travel from antiques alley to flea market alley up and down trenton street. Specially since we are putting a park in across from Fred's shopping center. People could make a whole day of something like that, maybe even go from Kiroli to antique alley back and forth.
- Bike Lanes, Walking Paths. Like the type they have constructed in Ruston
- Improve the conditions of the roadways. Maintain the existing infrastructure and put in more sidewalks. Repair the broken sidewalks. Add additional road lighting. A lot of the streets are dark at night.
- Maintain current road network, imagine the future of automobiles and how technology relates to current infrastructure
- Quality water & broad band internet
- I think we seem to be doing well on this.
- With any new main roads please incorporate turning lanes.
- Widening roads, turn lanes and arrows in congested aread
- Easy access to downtown and downtown parking. I want downtown to be a go to place to enjoy the riverfront, shopping, restaurants, green areas and entertainment. People need to feel safe.
- on/off ramp on Vancil overpass
- The plans in place to make one-way streets in Antique Alley and underground utilities will help. This will certainly be a challenge, but a fourth bridge, North of town, would help. This would require a cooperative endeavor between the City of West Monroe, City of Monroe, and the Parish; but current leadership would lend itself to this.
- Bike paths. Bike parking. Sync lights on main corridors for improved traffic flow. Establish any needed "Electric" bike rules NOW!
- Repair and improve maintainable of current streets
- I don't have a great deal to say other than, a focus on safety...well lit, signage, sidewalks.
- keeping roads and street lights in working order
- public transportation
- Increase in bike and walking paths.
- Not sure

- Get legislative buy in to actually dedicate funds to making these necessary improvements. Unfortunately you have to 'pay to play' in this world so unpopular taxes up front will have to get it started. We're still spoiled around here regarding what the rest of the country pays in taxes to make things better.
- Not sure.
- No Comment
- Providing public transportation, improving/installing sidewalks.
- Analyze and plan. Hold public meetings.
- Roadwork and infrastructure along with beautification of the roadways.
- "Love AR Road now...thank you!
- Really just the maintenance of our roads."
- Repairs to city and parish roads due to snow event.
- "Improve current road network. Get another rail crossing not at grade. Widen some of the major roadways with LDOTD.
- Study signals to see if timing can be improved and also the turn movement arrows."
- "Less clutter with endless power lines and ugly billboards. Your eyes are taken in a ton of different directions when you're driving around here. It would be a nightmare to navigate if you weren't originally from this area.
- Curbs and sidewalks (and the accompanying lighting) could be better demarcated. (painting - perhaps reflective - on the edges of roads and walkways). Unlike Monroe, I rarely see pedestrians in WM.
- Streets like Trenton, Cypress St, North 7th, need to be straightened out. Traffic is a nightmare during the day. "
- More functioning crosswalk lights; More street lighting.
- Continue to improve streets, more improved LED lighting for roads and interstate for visibility
- Improving and maintenance of existing roads.
- You need to develop frontage roads on the north and south side of I-20. You have a good start on the one on the north side but it ventures off into a neighborhood. The southside frontage road has to be improved and needs to run all the way to Stella(at least) and needs to tie in with the crossing at Thomas better than it does now
- Side walks and lights everywhere, but particularly on Cypress, North 7th, and all the streets downtown/near the I-20 overpass. It is very difficult to see at night on Cypress.
- Current road network- traffic has to move better, I avoid Thomas Rd on Fridays after 12. It's a nightmare. Same thing is becoming evident around Well Rd now.
- Arkansas Road is an asset now, but the view driving down the road is awful. If we had to ruin the neighborhoods and homes in that vicinity to make the road, something should be done to beautify the scenery when driving such a nice road.
- sidewalks/bike paths in high traffic and low income areas, otherwise a scheduled transit system
- Implement a transportation network that considers the needs of all road users.
- finish what is now started. it is a mess. add lighting to arkansas rd where it

is extremely dark at night

- Keep the roads maintained
- Offer some type of public transportation
- Eco friendly public transit. Bike paths. Sidewalks. Crosswalks.
- A loop around West Monroe to include a bridge across Ouachita river.
- Road repairs. I don't think the bike trails that were installed are being used. Not needed, therefore, don't spend dollars on that.
- Shared (and widened) streets with sidewalks
- Install turning lanes on major roads.
- Not sure. There's been improvements in the last few years that have been great.
- more traffic circles
- Get the timing of the red lights better to help with traffic areas during peak hours.
- ?
- I really like what's going on with the roundabout so I know not everybody is a fan but it does make traffic flow very easily
- Expand its roads to accomodate growth.
- Some type of public transportation.
- Trying to find a way to keep high traffic off residential streets.
- Jury is still out on roundabouts.
- Continued expansion 4-5 lanes, roundabouts, new connections.
- Paving. Not making curbs so high
- A better way to get from Arkansas to Cypress. Current roads are narrow and run through residential areas. Arkansas road improvements seem to be going well. And improve the look of cypress going toward the Louisville bridge. It doesn't look inviting.
- Fix the roads, widen the roads, fix the drainage issues that cause roads to flood. Build another bridge. Ferry service to old Twin City Queen docks.
- Offer more options to its citizens and tourist to get around at least in the main areas
- "1 Adding public transportation for the large group of people unable to get and/or maintain a vehicle and thus unable to get a job.
- 2. Also being mindful of how many people walk or bike around the community. Safer sidewalks and or bike lanes throughout the city not just in a select area. The bike lanes that were put in suddenly stop and start with no rhythm or reason.
- 3.Adding more roundabouts. 4.Having police enforce current traffic rules. It has been a long time since I have seen a car pulled over for a traffic violation.
- Update the current roads to include modern traffic flow models.
- Work with DOTD to make busy intersections safer (Warren/Wellerman), figure out how to improve flow at the Walmart intersection, build the 4th bridge connecting Madison with Forsythe.
- 5-Lane the rest of cypress street past well road. fix all bridges
- adding better lighting and better sidewalks down cypress street from Wood St. to North 7th. Move the sidewalks a little further away from the road traffic to make it safer for pedestrians that walk along cypress. also repave Cypress St from Wood St. to Wells Rd. repaint the lines on the road with brighter

reflective paint so that the lanes are more visible to drivers and pedestrians. maybe create a transportation hub close to the railway so that maybe we could get a passenger rail service like Amtrak. Better parking in areas such as the downtown area. maybe work toward a parking garage for people who visit the downtown area so that the dont have to spend a long time during special events or just in general to find parking spots.

- Stay open minded and be aggressive with the right opportunities
- The improvements on the Arkansas road project are amazing! Would like to see more roads being maintained and repaired, repaved if needed.
- "NO CITY BUSES!!!!!!!"
- WEST MONROE STREETS ARE CROWDED ENOUGH"
- Repair of roads with permanent fixes instead of patches
- "make antique alley a one way with room for more pedestri) an and bicycle traffic. close the alley right past New Natchitoches on weekends and during events...keeping the rxr undercrossing open.
- display billboards around the city about bicycle safety and implement these rules into drivers ed. "
- Repair water and sewer lines before roads. Maintain what you have before building more.
- Left turn lanes, repair the roads
- "Bicycle routes
- Sidewalks
- Complete current road work "
- Road repairs and additional corridors. Public transport. More efficient traffic management
- Update it as much as possible and as quickly as possible
- Sidewalks should be built along all streets. Functional bike paths should be added to all streets. I don't consider what we have on Splane to be functional.
- ?
- Busses
- Create senior citizen housing area and establish a bus system
- More turning lanes and turning arrows at lights
- Extensive transportations opportunities for senior citizens.
- Transit system
- Redesign road network
- Fix the potholes throughout the city.
- Sidewalks added where possible. Traffic lights where there is traffic congestion (near library on McMillan and at end of Wallace Dean Road in Arkansas Road, for example)
- Clean safe bus system
- Public transportation
- Adding a bridge on the north side of the city and expanding Thomas road.
- more sidewalks and lighting for non-drivers, a public transit system that connects to Monroe's transit. Think about those with low-income as you plan for the future. We need to build them up not tear them down.
- street overlays and repairs
- Ckdjd
- widen main roads such as Thomas road, expand public transportation, more walkable spaces

- Complete streets, roundabouts, lights along the roads to light up the dark
- The most important improvements the City could make would be to expand public transportation to community members other than seniors and to add more crosswalks to make foot traffic safer and easier in the areas around North 7th, Thomas, and Cypress.
- more bike lanes and enforcing the pedestrian laws.
- See the answer to question 9



What is West Monroe's greatest asset for parks and recreation?

- Kiroli
- Family friendly. Clean.
- Kiroli
- Kiroli Park
- We have multiple parks. We just need to maintain and improve on what assets we have already
- Kiroli Park
- Kiroli Park and the area on Trenton Street
- Kiroli
- The parks we do have are kept up nicely
- Kiroli Park
- We have beautiful Kiroli Park and Restoration Park!
- Kiroli & 7th Square.
- Multiple parks are in the city
- Most of the parks are great and well kept.
- Lots of green space/wilderness
- Kiroli
- Several parks that are family friendly in town.
- The events held at our parks
- Location and cleanliness
- Open the ponds behind the Ike to public fishing. Add more things to do around the city. Skate park, bike park, ninja course
- Obviously Kiroli Park. I hear the new place by the IKE is a hit but I haven't been there.
- They have a lot of park options
- Kiroli Park
- Forestry
- Kiroli
- Kiroli Park
- Kiroli Park
- Well maintained parks with large areas of natural environment to be visited.

- kirolí park
- Parks are West Monroe's greatest asset! I love taking the kids to Kirolí Park! It is absolutely wonderful! Recreation Park is beautiful to walk on as well. The ball fields and tennis courts on Whites Ferry are very nice too. West Monroe's parks and recreation have it going on! The WM Rec is pretty nice too. It's always clean on the outside and inside. I've seen they have a gym that looks very dated but I assume it is inexpensive to use. So, I don't believe it would make sense to spend the money to update it.
- continuing to keep the city's facilities in excellent condition
- Kirolí Park, Restoration Park, Gator Park, Golf Course
- Kirolí, the Ike, the Rec, and Biedenharn Sports Complex, Glenwood Track, Restoration Park, Cheniere Lake, and the river.
- Upkeep and events.
- West Monroe has beautiful parks
- Kirolí Park and the restoration park
- Kirolí Park
- Kirolí Park
- Having them and that they are well maintained.
- Dog parks, kirolí park
- Kirolí Park
- Kirolí is the greatest asset we have; however it is often overcrowded. Walking trails perhaps as an addition to the development of the North 7th golf course would be a great enhancement.
- We have the best parks!
- The unique experience at both Kirolí and Downing Pines parks
- Kirolí park is great we seem to have enough
- New space where old golf course can be a jewel, kirolí park is awesome
- Kirolí Park; riverfront
- Kirolí Park. Its concept, design and maintenance is remarkable
- Kirolí and Revolution Park
- land available to expand
- Kirolí Park
- Kirolí!!
- Kirolí/Restoration/Lazarre/Ouachita River/Old Trenton Street Golf Course (Potentially)
- Buy Biedenharn ball complex and improve the field's drastically.
- Kirolí Park
- Kirolí park
- Kirolí
- We have a lot of beautiful surrounding land. Bring more parks with different things to do. Please see my first responses.
- Kirolí Park. It would be nice if they would bring back the Christmas Lights at the park. This would be a great way to raise funds to help fund some projects for the city, but don't make it too expensive so that families couldn't afford to visit.
- Kirolí Park and Lazaarre
- Kirolí
- Need more parks like Kirolí close to neighborhoods.
- Kirolí Park

- Kiroli Park! Love it!
- Well maintained park areas
- Kiroli Park is awesome but Lazar park could be just as nice. Also Cheniere Lake area could be so awesome with a little love and care.
- Location
- KIROLI PARK
- Kiroli
- kiroli but we need more
- Krioli Park
- Youth baseball/softball complex, example Ruston
- Kiroli and Restoration Park :)
- Kiroli park is wonderful!
- river
- Kiroli, Reformation, Biedenharn ball fields
- kiroli park
- Kiroli
- They need more basketball courts and splash pads and areas to go and hang out with family
- Kiroli Park
- We have several beautiful parks available for connecting with nature.
- Kiroli
- Kiroli park is a great asset. Make Trenton street golf course a green area and put up a public trail where people can exercise.
- Kiroli and the prairion bayou area. Baucomvilke ramp.
- Kiroli
- Kiroli Park, Restoration Park would be but it needs to be maintained better.
- Kiroli Park is beautiful. We could use a bike/skate park for physical activity and play. Baton Rouge has a really nice bike/skate park with a velodrome.
- 1 clean park (Kiroli)
- The availability of land.
- Kiroli Park is a great asset as well as the Ike Hamilton Expo Center. Each of them offers an area for our city to hold festivals, attractions, and activities for our community to enjoy.
- Kiroli Park
- Kiroli
- Kiroli Park is great and the recent upgrades and concentration on bringing festivals and things there has been nice
- Well.....we do have one of the most beautiful parks in the state (Kiroli). However, it's one of the few parks you have to pay to use. This has never made sense to me.??
- Kiroli
- i absolutely love the parks and recreation areas that we have.
- "Kiroli park
- Kiroli Park is wonderful. We visit it often, and the kids love it. It's a beautiful place to visit.
- Kiroli park
- Kiroli
- Kiroli Park

- Kiroli
- land, people, interest, sport population
- kiroli park
- Kiroli
- We have two great park areas and we are opening more areas that give kids fun things to do.
- I would think Kiroli is our greatest asset but it is frequently at capacity.
- Having a place for families to meet and experience the outdoors like Kiroli Park.
- "Need more tennis courts for people
- And we need more beautification in our city.
- We need mowing and edging our streets and neighborhoods to clean them up
- Kiroli
- Kiroli/Restoration
- Kiroli's size and ammenties as well as Restoration Park
- Kiroli park
- Kiroli Park
- landscapes, kiroli park
- Restoration Park - LOVE IT!
- There is only one 'real' park in West Monroe. It is too small for all of the people who want to go to a park.
- Kiroli Park
- We have some good outdoor weather.
- Kiroli Park
- LA's natural beauty
- Ouachita River, Kiroli Park, Landry's Vineyard
- kiroli
- None. They need to improve greatly.
- Kiroli Park
- Trails, nature, playground equipment, dog friendly, entertainment venues
- Kiroli Park, Ouachita River
- Kiroli Park
- well kept parks and reasonably priced
- The copious amounts of open land
- River area, existing parks (restoration, alley, Kiroli,) and potential for improving Lazere(?sp). You have to drive through a downtrodden area to get to that park and many view as undesirable. But it is a nice chunk of real estate to consider using (perhaps differently)
- KIROLI Park has the potential to be a premier park in the state
- Kiroli Park
- Kiroli Park
- Kiroli Park.
- We have a lot of them
- Kiroli Park - without a doubt, although I have love for Restoration Park as well. Would love to see Lazarre Park thriving again.
- Kiroli Park
- Employees.
- Kiroli Park, and Lazarre could be so much on the water

- Kiroli Park
- "Lazarre Park is a great natural resource and underdeveloped.
- The Ouachita River needs access "
- They are well maintained
- Multiple areas for parks and rec close to neighborhoods
- Kiroli-
- Good enough parks for size of city
- The river and our existing parks. Connectors and approaches
- "Kiroli is great, but think Lazarre could be a hidden gem. Also, think someone could take over the Biedenharn complex and do great things with some money.
- Cheniere Park Lake is forgotten and could be revitalized when Chenier lake is fixed.
- Ouachita River- paved walk way on levee with benches, concrete steps, access to water, etc would be terrific"
- Kiroli Park.
- Kiroli park is such a hidden gem. After moving away from WM, I gained a new appreciation for what WM has as parks go. Restoration Park is another great one
- The river, Kiroli Park, large empty lots throughout city
- Kiroli Park
- well lit, safety and family focused
- Kiroli Park
- All parks are nice. Lazarre park needs a bit of attention, but difficult with river control
- Kiroli Park
- Beautiful acreage of natural beauty like Kiroli park
- New modern ball fields. They have done this in Sterlington and Osterland. Have a place where everyone wants to come and have their tourneys.
- Karoli Park, Ike Center, existing commercial Cinemark theater is an appreciated asset.
- Love Kiroli park, the river and lakes. Would be nice to have bike trails for families and competition.
- Varied spaces across town.
- Kiroli and Restoration Park are second to none. Hally Martin's horticulture work is awesome.
- Kiroli Park
- Schools, ballparks, kiroli park, good restaurants
- Kiroli Park. Ike Hamilton center
- Kiroli Park!!
- Kiroli Park.
- "Kiroli Park. Beautiful space for the entire family and visitors to our area.
- Brady Field area.
- Restoration Park.
- Vacant land/wooded area south of the Ike.
- Lazarre Point."
- Kiroli. Lazarre seems to be largely forgotten.
- Kiroli Park; Restoration Park
- Restoration Park and Kiroli Park are tremendous assets.

- We have plenty as is. No need for more; improve equipment , lighting , events and public wi fi areas
- Biedenhorn fields, Brady Park, WM Rec are all great places but there need to be more practice fields in the city. Put more practices fields up in the city = selling more drive thru dinners to moms that don't want to cook = more tax base. You need some kind of park that ties in to river use but it can't be Lazar Park. Lazar Park is a scary place and women can't use it safely
- restoration and kirolu park are great!
- Kirolu and Restoration
- Kirolu and Restoration Park, and I like that the Ike is a multi-purpose venue. We need to CV continue to build on venues like runs, races, expo's, etc...
- Kirolu Park
- kirolu
- Kirolu, except for the tennis courts that are oriented incorrectly
- use the old golf course for an exercise opportunity for the community with a walking path. let the community have art sculptures and garden to attract birds, butterflies, etc instead of adding more housing which would be traffic nightmare
- Kirolu park is wonderful
- Our parks are actually really great and well maintained.
- The West Monroe Recreation Department.
- Kirolu Park, Ouachita River and Bayou D'arbonne. The Ike as well.
- Kirolu park and recreation facilities
- Ouachita River, Restoration Park and Kirolu Park.
- Don't know
- Restoration and Kirolu
- Kirolu Park - it feels safe.
- Kirolu park is the best
- There are lots of beautiful ones today - Kirolu, Restoration
- Korolu Park is always really good asset for West Monroe. Restoration park has always been beautiful to walk through.
- Kirolu Park and up and coming Restoration Park with ease of access to I-20
- Kirolu
- We have a couple of good walking parks and one great play park.
- We have nice parks but I do not feel safe going without my husband.
- Our beautiful landscape
- Good parks like Kirolu.
- Kirolu
- Kirolu Park and Restoration Park
- West Monroe have a good assets with its parks with Korlu and other parks and have great keep up
- Kirolu Park
- our trails at Kirolu and Restoration Park, the dog park. Smiles Park. The disc golf course at Laizzare.
- We have great parks and outdoor activities.
- Kirolu park
- Kirolu Park easily

- Kiroli and Lazarre should hold more events.
- Landscape
- Kiroli
- Karoli Park of course! Magnificent!
- Kiroli!!!!
- Lazarre
- Kiroli Park
- Kiroli is great, but WM needs one on the other side of the city too.
- Kiroli park and the restoration park
- Kiroli Park, ballfields
- Kiroli is a wonderful park
- Kiroli Park, Restoration Park
- Kiroli Park.
- Kiroli park
- Kiroli
- Love the Senior Center and Kiroli Park.
- Kiroli park
- Beautiful trees, cleanliness,
- Kiroli Park!!!!
- Kiroli Park and Restoration Park are great.
- Kiroli Park
- Kiroli
- Kiroli
- Kiroli & Restoration
- We have beautiful parks areas!
- Fmfkd
- Kiroli, Restoration, Alley Park and Lazarre, potential to expand and improve park activities
- The trees and water sources
- The greatest asset is Kriol Park. It is a treasure for the community.
- "Lazarre Park
- Restoration park--both are underutilized"
- "1. Kiroli Park
- 2. Glenwood Wellness

12

What is West Monroe's greatest challenge for parks and recreation?

- sports complex
- Cleanliness and rowdy crowds.
- Lazarre
- River walk on West Monroe side
- Probably funding.
- Public involvement

- Lack of recreational activities provided for adults
- Lazarre Point improvements/flooding
- Finding area to expand our parks and add to them
- Having another park for biking
- Parks for in lower income areas for easy access of residents who live there
- unknown
- Maintaining the trails and landscape is more challenging.
- parking at Restoration, lack of signage on trails
- Expand other park areas -Lazarre
- Some parks do not have any equipment, they are just fields.
- Educating community about our parks, where they are located, what they have to offer, cost to enter, etc.
- Small visions - terrible ideas
- Lazarre park is a waste of land
- That's not something I have inside information about. I liked having a little public golf course and would like to see another somewhere.
- I really think they should utilize the golf course that's on north 7th for example make it a baseball park
- Weather and trash
- Run down parks like Restoration that are known as dangerous now
- Not enough land
- Getting the other parks to the same fun factor level
- Access to Kiroli Park. Another entry exit would be nice.
- Maintaining the parks and updating the infrastructure.
- using the parks for more and more events.
- Maintaining what you have. Like I said, parks and rec is the best part of WM. Lazarre Park is probably the worst but I can't say that I've even done more than drive through it. It is just in a bad area. It's a shame that that beautiful River Front area is in the bad part of town.
- Continued improvements with existing parks
- Not enough space to hold thousands of people at one time, and parking.
- Upkeep and booking events.
- Keeping enough people to maintain them
- Litter and drainage from erosion
- old Mitchell School
- Distance to neighborhoods.
- RV parks and camping
- Need more green space in protected areas. One of our parks (I cannot remember name) is not very usable because of location.
- Lazarre park was once a beautiful river front park with a small beach. It would be great to see that area improved.
- I think making sure that all parks are maintained and kept up is the hardest part.
- "There is nowhere to cool off on a hot day- no pool, water park.
- But also, security. The trails are nice, at both Kiroli and Downing Pines. But it can get scary along those trails. We've had a few encounters and at this point, we just don't go."
- Keeping up with what we have.
- Not enough land

- funding for added amenities
- "Capacity; I frequent Kiroli Park regularly and a park loses its intrigue when it becomes crowded.
- In as much as Kiroli is land locked a second park on the same order as Kiroli should be planned. Restoration Park does not have the same appeal."
- maintenance requirements
- making them bigger and more things to do at parks
- None noted
- We need to develop a park with a mountain biking trail, hiking area, garden, etc.
- Events and Opportunities.
- More places for kids to play.
- I think our parks are fantastic. Much better than anything Monroe has.
- None
- Finding more things for families to do together
- Lazzare Park would be a nice area to develop, but there needs to be some security.
- Maintenance and beautification
- Need more parks of different sizes for different purposes. (dog, horse, 4-wheeler, biking, etc...)
- Security
- Maintenance of existing parks. Lights would be a nice feature as well
- We are still a smaller town, so maintaining and attracting people to multiple parks is challenging. With more families moving in, perhaps we could have more options with parks and recreation activities.
- Lack of children playgrounds, especially free ones
- "Lazare Point is a huge challenge but what a great asset being right there on the river. Make a bike trail out there! It would be a beautiful place for riding bikes. Put cement tables and shelters out there to rent. Have events out there. plant flowers, trees, I know it floods but not that often. encourage schools to adopt a plot to plant or grow flowers or trees. Make it a competition.
- there are different groups in schools like the art group. let our art students create art for the park. just throwing out ideas that would make this park attractive. "
- Lack of multiple areas of parks and rec facilities.
- KEEPING THE PARK NEAT AND CLEAN AND NOT ALLOW IT TO TURN INTO A DRUG ZONE
- Not sure
- none/build one where the trenton st. golf course used to be
- Another park
- Maybe the fact that we have the two parks and leave it at that- we could have more walking trails and make use of River frontage
- "1. People tear things up
- 2. Sometimes, the park is very crowded. Sometimes I wish we had another park like it in another location."
- cool adult activities
- A play park for Southside
- Improving on Lazzare Park, Restoration Park and adding more value and appeal to these spaces.

- That's about it - Kiroli is the only place in town I know to go for a park-and as a public park, I get admission fees to keep up the grounds, etc, but it does seem a little odd that a city park charges for entrance - which could be a challenge for some families.
- Land
- The lack of....
- Need more options
- Maintaining parks to be safe and inviting for all. As our community grows, keeping that small town concept with a big town mentality.
- Make more green space with trails for people to run/walk.
- Traffic
- Walking trails need updating. Surfaces/signage/milage
- Lack of a place for archery and shooting sports.
- "Charging for entrance and not having enough playground equipment for all to play on.
- Restoration Park doesn't feel safe. "
- Not updated and maintain
- The city's ability to maintain its parks.
- kiroli
- None-We have what we need. Maybe a Splash Pad at Kiroli Park. If Kiroli Park is not sufficient to survive solely on its entrance fee, then we need to increase the entrance fee so it doesn't take tax dollars to maintain the park. This allows the users of the park to pay for it and not the businesses and citizens that don't use it.
- Having events that will attract a large population may be its greatest challenge. We also need more options in events.
- We need some more parks....like maybe a sports park where you could play softball or run or play volleyball or whatever without having to travel from park to park; maybe a water park??
- Location and keeping parks safe.
- ?
- im not sure what challenges they face.. i love what the city has done with our parks and recreational options
- Having to pay to get into the park.
- I wish we had another park to go to.
- Needing more amenities for youth. Kiroli is great for little kids but older kids (9-11) are not interested in playing on the playgrounds.
- "needs more than one
- That's the only park in West Monroe that is really taken care of.
- There are not enough of them.
- money
- overcrowding of existing areas
- No splash pad or any kind of water recreation
- I love what we have and would love to see more of that.
- The only major one is Kiroli and there needs to be more in various locations throughout the city such as Woodlawn community, Calhoun, East WM near the golf course, etc.
- Having staff to upkeep the parks.
- "Money

- People don't want to spend money on parks
- But we should redo beidenhorn park
- And use it like they do in sterlington"
- Need more
- No golf courses (Which means no new businessmen being attracted to our area!)
- safety?
- Not enough parks
- More family friendly outdoor activities....
- "we need a beautiful city complex facility for hosting tournaments, litter is a problem
- Parking at Restoration
- There is only one 'real' park in West Monroe. It is too small for all of the people who want to go to a park.
- There isn't much to do in any of the West Monroe parks and recreation centers that isn't 75% dependent upon the residents themselves.
- Constitution Park
- maintenance and upkeep
- More jobs
- "need more than just kirol
- not enough options for older teens. "
- Need vast improvement.
- Keeping them clean and not enough of them.
- security
- Cost
- Keeping parks accessible and maintenance
- Not enough
- Workers that would take 3 years to do a job and do it crappily
- The greatest challenge are the people. There are people that don't care about keeping things nice. They use, but never consider keeping things clean and nice for others.
- Competition with Monroe and Ruston. Ruston just built a huge complex. It's drawing tennis players from Delhi to Minden, and north and south. Kirol cannot compete well with Monroe (Forsythe, BDCC, MAC). Now that's just tennis, but it is a draw for USTA matches. Monroe is now looking to expand by the airport. Prob not high priority for WM, tho I wish it were. I wonder what the locals think of when Parks and Recreation is mentioned? I'm not from the area, nor do I hunt/fish. My perception has always been playgrounds, ball fields, skating/skateboards (not sure what younger persons to nowadays)
- expanding existing parks and developing new recreational areas
- Cost of maintaining the great parks we have.
- Land
- Finding areas to put in green spaces for citizens to use.
- Not doing enough events there
- Lazarre Park - the access to it feels "unsafe".
- Maintenance.
- Lazarre (neighbor hood)
- Maintenance and quality are biggest park/rec challenge

- The foundation is God given... Work with the natural beauty and enhance it.
- We are good here! No more parks needed. An improved riverfront would be nice
- Maintenance and improvements, storm damage, security
- Lazarre - the road leading into the area.
- Keeping parks maintained
- Creating a game plan that people are excited about and want to financially support. It has worked for other cities. The project leaders need to be enthusiastically behind a project that they know is a winning caused. Enthusiasm is contagious.
- "money. location of existing parks that have become forgotten.
- Revitalizing the local youth baseball and football programs. participation is dropping at Beidenharn with more parents taking their kids money out of town to play and WOYSA is growing in football, but youth football doesn't even exist anymore."
- We need a City or West Ouachita Parish run recreation district for football, baseball, basketball, soccer, and softball. The idea for the indoor sports facility is a very good move.
- Some type of "safe" place if someone is in danger or feels threatened. I believe the ULM campus has areas throughout the campus to alert if in danger
- The cost of maintenance
- UPKEEP and funding
- well lit, safety and family focused
- Need a inner city park, small downtown grassy park with river access. Maybe a river walk?
- No smaller parks in neighborhoods
- Getting funding to keep them growing
- Maybe these new fields need to be close enough to I-20 for motorists to see while passing through our cities.
- improve Lazar Park to provide kids and young adults recreation play area
- Not sure
- The main focus is only on Kiroli Park.
- Probably need more tools to measure return on investment. It's important that the community understand the importance of these investments and why.
- More engaging events
- I think you all do an awesome job with our parks!
- Land space
- "Kiroli Park is basically limited on available space. Still has some room. Could look at purchasing as much of the property around the existing park as landowners are willing to sell. Some possibly would donate some of the bottom land east and southeast of the park.
- Brady Field may can be reconfigured. Some space may be repurposed. Can tennis courts be in another location to possibly get a smaller baseball/ softball field?
- Vacant land southwest of Ike isn't developed and will be costly.
- Lazarre Point gets flooded by the Ouachita River periodically. Located in an older area of the City."
- "Location. Safety. (in respect to Lazarre). Lazarre doesn't have playground equipment or anything, yet it's a very pretty area.

- Kiroli isn't exactly that accessible to inner city kids, being that they're so far away and possibly without vehicles for access."
- Needing land to develop more.
- Maintaining and improving the current parks will always be a financial challenge.
- Getting people there
- Lazar Park is unsafe. You need something like this park in a better place where more residents on the north side of town could use it. You don't have enough practice fields for baseball/softball/soccer.
- Kiroli and Restoration are great, but Kiroli can get very clogged up and Restoration can get boring. It would be very nice to have more options. I'd love to see new parks built.
- Options- Let's get a splash pad, YMCA, partnership with the Wellness Center
- not sure
- not sure
- The need for more parks
- Landlocked for Kiroli park, added housing across pond which makes the view less appealing, and restoration park is close to hotels which means crime is higher there
- No one knows about them because they are hidden and hard to find unless you know they're there. They're not advertised well for people traveling through.
- Money and the need for several additional small parks. (North 7th street, Antique Alley, Lazarre Park, etc.
- We need more outdoor events.
- Additional recreational facilities
- Don't know.
- Pricing to get into Kiroli. I like to run the trails at Kiroli and asked about a year pass. It was \$100 which is insane. The thought behind it was to find someone to split it with which is stupid. You'd sell more at \$50/yr.
- security and maintenance
- Restoration Park. It no longer feels safe.
- Riverbend parks and around the Ouachita River. If there were areas around the river, like Kiroli with playgrounds, good boat launches, boat rentals, that would boom that area downtown.
- Maintenance and safety. Efforts at Restoration are helping.
- We really need to police restoration park due to a few incidents that have happened recently of homeless people living in there and people are scared to go in there by themselves to run anymore
- Limited space for expansion
- Maintaining additional green spaces.
- I don't see any obvious challenges
- Having the city take pride in them
- Maybe more baseball field and playgrounds
- Highlands playground.
- Not sure
- The great challenge would be finding and providing more excitement in parks without obstruction of nature
- Lack of land, poor upkeep on smaller parks, need more trails at Kiroli, etc.

- we have Laizzare Park which doesn't get used for anything but Disc Golf and fishing. maybe make some improvements to Laizzare Park to give more areas for the public to enjoy
- Not having enough variety of advertising for upcoming events. Facebook should not be the only way to get the message out.
- Neighborhood involvement.
- No baseball/softball/soccer complex, basically relying on Biedenharn to do something the city and parish should be providing for its residents
- Closed at night. Concerts would be fun if they could be held at night in the parks.
- Lazarre entrance and safety concerns
- Safety is always a concern, especially on parks that don't have clearly posted and enforced closing times.
- Need more options. And larger options. Mosquitos at restoration park
- Bringing the right audience to the right event
- Leadership
- Litter, crime and drugs
- Limited space
- Lack of funds to expand or create new recreational facilities
- More land for additional parks
- While Kiroli and Restoration are nice, larger areas, we don't seem to have medium or smaller areas for community use. Also, maintaining those smaller areas in appearance and safety could be cost prohibitive.
- Making sure people are safe while attending parks and recreation
- ?
- Safety.
- Lack of land available
- Need updating
- Feels like Kiroli often gets very crowded
- More green spaces are needed in communities where people don't have access to transportation to then big parks. I love how the community started hosting events this year at Kiroli Park.
- City type parks.
- Larger park staff needed. Each park need at least 1 on-site staff member. Also cameras for safety and gates that close and lock at dark
- no public transit to the parks
- ensuring that patrons respect the parks and keep them clean
- Fjdjd
- resources to fund upkeep and expansion
- Not enough advertising to the public, not hosting events in these places - easy just needs to be done, needs paved paths for trails for runners.
- The greatest challenge is the lack of golf facilities. I understand that having a full golf course did not make sense, but this issue needs to be looked at further.
- "1. The absence of sports infrastructure to replace Biedenharn.
- 2. Uptodate baseball, softball soccer and little league football fields are a big opportunity for public private partnership.
- 3. Improvement of undeveloped wetlands and flood lands for dual use green space.
- 4. Maintaining safety at the existing and planned facilities.

Over the next five years, what are the most important improvements the City of West Monroe can make to its parks and/or recreational amenities (ex. parks system, paths and trails, riverfront, etc.)?

- paths and trails
- Paths n trails. Get people out and experience nature. Health.
- Creating a safe park on the river
- Riverfront shopping
- Any improvement is a plus
- We have Lazarre park. However, due to bad actors in the Lazarre Park area- some believe it is unsafe, and rightly so..
- Mountain Bike trails, access to riverfront
- River access
- To have more safe areas where people can walk trails, kayak, etc.
- Utilizing the riverfront, establishing an area for biking
- Would like to see some sort of a sports complex in our area.
- Unknown
- No comment
- more riverfront access and trails, more art installations, engaging features
- ?
- Develop a riverfront area
- Put money and time into something other than beautification
- Turn Lazarre in to river boat casino
- I don't know.
- "A lot of improvements to Moroni park
- Paths
- Improve run down parks
- More land
- Keep trails cut back to avoid snakes as I have seen one. Clean up restoration park from debris from years ago
- Proposed bike trails at Kiroli will be nice if it comes through.
- Update the parks with more modern amenities, keep them clean and open to the public. Keeping them clean of trash and pollution. Improving walkways, fencing, structures and keeping wildlife diversity.
- more trails and utilizing waterways
- "I don't know how you would improve Kiroli Park or Recreation Park. Those are wonderful as they are.
- The trails in Kiroli are a little bumpy for a stroller but we don't mind. It's beautiful out there. Lazarre Park could be a wonderful area if it wasn't in such a bad area. I like the Riverfront area Monroe did but the amount of land at Lazarre Park could be utilized for an incredible Riverfront area similar to the boardwalk in Shreveport. Obviously that would have to be scaled way down but the concept of having shopping and more dinning on the river would be awesome. It is really a shame to have such a beautiful area that is waisted. I don't know that something like that

would be realistic in the next 5 years. Might be something to look into for future growth though. If the southside was cleaned up, that could provide potential for an incredible shopping area! “

- more paths and better access to these attractions.
- Providing new recreational facilities and or amenities would bring in more population but will have to keep up with the times. Walking trails is one thing but we have so many walking trails. What can be added rather than new walking trails? Bike trails maybe?
- Maintain them
- Hold more events at parks, update Lazarre
- riverfront
- paths and trails
- More waterfront for camping, TV parking
- Location and convenience and SAFETY.
- Our river is such a great opportunity for recreation and tourism. That's where dollars should be directed.
- I would like to see a small version of a park in the old Trenton Street Golf Course, along with the 7th Street development plans.
- Expand on a means to enter and/or Exit Kiroli. One car fits through the gate and the trees as you drive down the winding exit are claustrophobic. You are jostled around as you cross over a speed bump to stop and often wait for incoming guests as you're trying to leave. It is definitely not somewhere you can get in and out of in a time crunch.
- Keeping it clean and in order where everybody can enjoy
- Connect them
- more riverfront accessible and useable; put paths/trails off main road areas and in wooded/green areas; make a master walking trail plan; make sure Kiroli stays kept up and in great condition
- “Another park
- Riverfront development as previously discussed.
- People laugh at bike paths, a wasted effort”
- bike paths are a must for people to exercise
- A water park would be a great addition for our Area. The nearest water park is located in Shreveport.
- “Kiroli: Open the lakes up to Kayaking and add 1-2 miles of trails.
- Lazarre: Bring events to the park, specifically water friendly events during our 7 month summers.
- Build a state of the art Baseball and Softball complex!!
- It would be really nice to see some kind of development along the river. Its arguably our greatest asset in terms of natural beauty yet we don't have any parks along it.
- Something nice on the riverfront would be good. More walking and bike trails would be fun.
- I want to go to a different park besides just Kiroli. I love Kiroli, but other towns have several parks for variety sake. I would love to have a beautiful botanical gardens park where you can walk and enjoy flowers, waterfalls, and fish ponds. We also need more beautiful outdoor venues where we can rent to have parties and family get togethers. I wish West Monroe would build a zoo or safari park. The one in Monroe is very sad and doesn't feel safe.

- Improved ballpark and parking or multi-sport facility, upkeep and maintain beauty of parks; increase beauty of parks
- paths and use of the river
- "Build more parks.
- Find a better place for the homeless.
- Use beautiful riverfront areas to promote visitors from surrounding areas"
- Lighting
- Provide more options for people to do. Renting paddleboats/canoes/ kayaks in the park or boats on our waterways would be neat. Recreation Park needs some attention. Would be neat to see new trails through there that could be used for horseback riding. Perhaps even a community stable where people could rent out time for trailrides. Something needs to be done there to create more human traffic at that park. It seems very secluded and open to nefarious activities. I never feel safe when I am there alone.
- Make free parks with playground areas
- Make Lazar point a main attraction for our city. clean up the river road that leads to the park so that the drive is welcoming and not scary. Fix up or tear down the houses that are falling apart. Those houses are so unique if they were fixed up. Please make a bike track out there.
- Extension of parks and advertising for the recreational center. Additional outdoor spaces for residents and visitors. Addition of more classes (after covid restrictions are lifted) at the rec such as yoga; addition of a public swimming pool at the rec and exercise classes using the pool such as water aerobics.
- MAINTAINING THEM
- Riverfront- possible an area for picnics and enjoying the scenery. Again goes back to cleaning and instilling some pride
- we need all of it
- Building another park
- Youth baseball/softball complex, example Ruston
- Build more
- More restaurants on the river would be so awesome. We go to Trapps a lot because the river is so beautiful.
- more bike trails, adult activities
- Improve Lazarre Park and ensure security there, more bike paths
- Lazzare has amazing potential but has been neglected causing it to be a hot spot for both undesirable and criminal activity. This needs to change.
- Possibly a more public kind of park - maybe a park with a water aspect (like at the zoo)?
- riverfront bile trails sidewalks
- Create them!!!
- CLEAN UP BAWCOMVILLE
- A Riverfront area would be great, but it would have to be strategically and intentional in its concept. So many boardwalk type systems end up with empty stores and wasted space.
- do something with trenton golf course. Make it into something useful to the communities health and well being. We do not need a business there!
- Trails are so much fun water ways and parks

- See above
- Clean and maintain the ones we already have. Build a sports complex for softball and baseball.
- Continue to provide nice playground equipment, work on security of Restoration Park and include bike trails!
- Development of areas for the younger population, biking, more trails, skateboarding etc.
- Creating more parks, whether they been small dog parks, or just open green spaces. Actually keeping up the existing parks.
- We do not need additional parks. Continue to make Kiroli Park the ultimate park. It is more cost effective to have one excellent park rather than have numerous average parks.
- Kiroli is a GREAT asset already. The challenge is making it even better.
- we need a sports park type thing where you could play sports all in one park; maybe a water park like the old Critter's Creek?
- I think we need to work on making Restoration Park nicer and safer for our citizens. We could use some of the land in downtown West Monroe near the river to develop some walking trails with a water pond/fall. I would love to see something like Lincoln Parish Park with a place to sit and relax along the walking trails. We need a nice place for campers to come to our area. Camping is a growing adventure among retirees and young couples alike.
- Need free parks and a zoo in west Monroe
- i currently do not see any improvements at this time.
- Leveling out the trails and possibly building a public pool for citizens to use.
- Sports complex needs to be updated. Biedenharn is run down and needs alot of repairs. The riverfront would be a great attraction if more activities were available.
- More family friendly places to take children
- Clean up some parks, there are too much drugs in some of our smaller parks. Make trails safer for people to walk and any time.
- More of it all and, please, keep it free.
- more of them, an outdoor sports complex to attract tournaments, esp baseball
- more running paths/parks
- A boardwalk would be a wonderful addition to the West Monroe side of the river. It could connect the shops and a place where vendors could set up
- continue to improve kiroli park
- Just growth in what we currently have and places for family fun that keeps us from having to go to Monroe.
- Paths and trails for exercises and family time.
- More walking trails in communities, develop the riverfront property to include waterside dining and parks.
- "Build nicer parks
- But we need things to look nice
- Not trashy "
- Make some
- GOLF COURSES
- Safety- lazarre park could be nice but it's not a place for families. Homosexual hangout and drug handoffs

- Safety
- "1.Any necessary improvements to Kiroli
- 2.A riverwalk area connected to antique alley
- 3.More outdoor family friendly alternatives to Kiroli"
- "sidewalks, zoning, building codes, overall beautification,
- we need a huge fountain, "
- Maybe cameras to feel safer. The path is located right by some hotels.
- Have new parks. Clean up the already existing one.
- constitution park could use improvement
- Just getting them started. Getting that groundwork laid.
- Riverfront
- Riverfront businesses and restaurants, a harbor
- take more advantage of our access to the beautiful Ouachita River.
- Upgrade everything. Time to get into the 21st century.
- Improving the river front on our side.
- Trails along the river. Country club in West Monroe.
- trails, riverfront
- another park in west monroe would be so nice
- build trails and a riverfront that encourages economic growth
- Clean up the river area, add parks, show you want people to go outside and enjoy and FEEL SAFE at the park they visit. Lazarre park is an absolute joke. Disgusting.
- Access that is safe and easily navigated (good roads and signage) Some way to capitalize on the River would be nice. It'd be a plus for the twin cities to play nice together. Having lived in a parallel "twin city region " up north, there were similarities with division I've seen down here. Perhaps the new mayor (in monroe) would be open to discussions that would be mutually beneficial.
- enhance Lazarre Park to include bike trails and recreational activities, develop water access near downtown, marina
- See precious responses.
- Need another park on the water
- A Riverfront Development with a running track / sculptures / fountain would be a bonus.
- I really don't know.
- Lazarre..... If we can add some things down that way and it becomes more traffic the bad will leave the neighbor hood around it. They like being hidden with all the trouble they cause.
- Maintenance, safety, periodic upgrades
- Riverfront access, Bike Paths, Walking Paths, Parks all are what people seek when looking for a place to live and visit.
- Development of a river front area
- Riverfront improvements
- The tracking markers are amazing, get those everywhere you can. Lights to maintain safety.
- If new neighborhoods were developed within the city to make sure that they have recreational areas within the neighborhood
- The approach, the landscaping, parking and give our parks a clean facelift.
- riverfront, youth recreation areas, path/trail for running, biking, outdoor sports.

- Create youth sports facilities.
- More of these areas to feel safer
- Riverfront cleanup and sidewalks repaired.
- More Disc Golf locations. When Lazzare floods it is closed.
- well lit, safety and family focused.....improvements should be focused on families and visitor's for vacations/visits so we can attract people who want to relocate and or vacation here.
- riverfront and improving Lazarre Point
- Purchase property for river access in downtown area, walking and bike trail
- Add parks or beaches to the river.
- Emphasis on the family, safe clean wide open spaces for health and wellness. Focus on the family, more toward the children.
- Places with outside entertainment with businesses surrounding it.
- Budget landscape improvements with ongoing maintenance along walking paths and trails at Karoli and Renaissance Parks..
- Not sure.
- Better communication about all parks (not just Kiroli), extended paths and trails-possibly connecting parks.
- Develop more recreational activities connected to the riverfront in some fashion.
- Is a riverfront a possibility?
- Maybe a walking park in the Garden district.
- Live the bike/ sidewalks
- "Continue to add features to Kiroli Park. What do residents want to see more of? Poll residents that don't use the park and see why.
- A couple of baseball fields for local kids.
- Indoor Sports Complex."
- Better lighting. More sidewalks. Trees, trees, trees. I'm tired of seeing concrete jungles where there could easily be better oxygenated areas. The levee in Monroe is used consistently by people working out, that's not the case in WM.
- River frontage for public use.
- I think a new disc golf course and some type of recreational venue at the riverfront would warrant a feasible study.
- Seek out to other state and see advancements of do's and don'ts in bigger cities
- Build a new park around the golf course and somehow connect it where people could use the river across the street. Expand Kiroli Park if possible.
- more riverfront
- I would love more walking/hiking trails. Since there aren't any sidewalks in my neighborhood, I have to go to Restoration or Kiroli to get a good walk in. I love going to the parks for a walk! I would just like to mix it up and have more options. I would love to have more trails to explore and more parks to enjoy. I would also love a walking trail on the river. The river is RIGHT THERE and we cannot access it. Look at what the levee walking trail looks like on the Mississippi in some cities down south. I'd love that for the Ouachita.
- I would to see Lazarre Point transformed like the others and even lead into downtown.
- Have guards at each park.
- more activities
- More tennis courts and bike trails

- new trails to hike, new outdoor events to get the community moving and exercising, 5k runs, (10k, 1/2 and full marathons) bring more community events, make holidays special in this area so people will come here adding to our shopping, hotel and eating revenue
- Keep Kiroli park maintained. Add sidewalks, paths, trails, etc. to riverfront area. Maybe more restaurants on the river "hot area" for dining.
- Better signage to show where they do first timers will know we have them.
- Bike paths connecting the parks, paved walking trails, state of the art soccer complex, food truck park to coincide with city parks.
- More outdoor events. Clean up the areas we have. Offer some type of downtown festival that brings in vendors, etc.
- Riverfront access
- Develop the Ouachita River with commercial riverfront businesses
- I wish you'd concentrate on getting adult jobs here instead.
- river front, walking trails, amphitheatre,
- River areas making trails and attractions for families. Maybe some ball areas or golf.
- "I definitely think that Kiroli continues to progress and should with different amenities and updates.
- I think Restoration is a gem in the middle of the city right off the interstate that is used by residents and visitors alike.
- I think some work could be invested into LaZarre for walking trails, activities and am pleased with what's been done so far - once it is improved that is the ""Riverfront"" aspect of WM parks."
- I personally would like to see a walking path that everyone can walk. No real heels or anything so that people that have bad ankles or bad feet can still walk without any problems.
- Bike trails within the park to connect parks and to city hall
- Include additional areas aside from Kiroli that can be enjoyed as green spaces.
- More activities at these amenities, having better views/access to our riverfront. Maybe incorporate the history of WM/Louisiana inside the parks for education purposes
- More safety, a bike trail, safe stroller running path
- Bringing in people from out of town to use them as a draw card
- More sidewalks, paths, playground equipment
- I think a lil boat ride could be added at Kiroli and lil paddle boats should be made available for visitors. A splash pad would be nice similar to Caney Lakes splash pad. Sand could also be added for a beach look. I also think a nice colorful art sculpture could be put in the middle of the roundabout at Kiroli. A small waterfall would be nice on the walking trails as well.
- Over the next five years the parks could expand or find more areas to offer city center squares and plazas
- All of south riverfront should be park, venue, casino, b&b, social gathering areas, etc.
- updated restroom facilities, make better use of all the space at LaZarre Park to make use of all the spaces at LaZarre. Maybe update the landscaping to make it more appealing to visitors who come to our city especially for fishing tournaments and disc golf tournaments. upgrade the lighting and maybe repave and restripe the parking lot and add some

parking so as to have parking for the boaters and fishermen and the disc golfers. As far as the riverfront, add some landscaping and maybe work with the city of Monroe to improve the areas underneath the river market to also help improve the cohesiveness and cleanliness in the Riverfront area. update the lighting in the area. improve the entrance road from 5th street exit at i-20 to the riverfront. safety is also a big concern along that entrance way. reduce the crime and make improvements to the look of the businesses. visitors need to feel safe when exiting off of i-20 from 5th street to get to the riverfront and to Trapps restaurant on the riverfront.

- Kiroli does a great job on upkeep. The restoration park trails are awesome and free. Honestly I don't know of any others available.
- Integrate more green space into our city.
- Look at cities like Bend, Or and Chattanooga TN to see what forward thinking communities are doing to transform their parks and areas for quality of life activities
- Better security, more lighting, updated bathrooms.
- More ponds with paddle boats, rides for children, storybookland like City Park in New Orleans. Shops with ice cream and cotton candy. More areas for flying kites and frisbees.
- Bike paths , implement tracking mechanism at all parks (911 system) bikes or scooters for rent downtown. Bike racks at Alley Park.
- I think the city's doing a great job! I don't frequent riverfront often so I don't have an opinion on that.
- More activities. They help pay for them. Splash pad at Kiroli
- add passive exercise equipment, add 911 alarm posts and CCTV, build a riverfront between the endom and Louisville bridges for community events
- Maintain maintain maintain and change leadership
- Lighting, patrols for safety, new landscaping and signage
- More parking, soccer complex, sports complex
- At least another park in western area of city, exploit riverfront for shopping, dining, etc
- Clean up the river front in some areas
- Riverfront development should be a high priority for trails and biking as long as safety is maintainable.
- More events
- Clean up crime in areas that are near to the river front, so that people can go to the areas and feel safe.
- Making our assets safe.
- Riverfront
- Maximize riverfront feature, updated play equipment, overall refresh
- Continue adding to Kiroli Park and adding more playgrounds
- A riverfront trail in West Monroe would be awesome.
- Keep up the good work at Kiroli--dog parks, accessible playgrounds, etc.
- Golf course made into family park
- See previous answer
- connect them with sidewalks or bus system
- more fishing opportunities
- people to adopt walking behavior and make downtown more accessible to walking experience, building sports complex, access to riverfront,

- Paved paths!!! lazarre park needs to be touched up. Needs paths down the levee. Needs a central place (like insta/Facebook) with all of the parks listed as well as recreational use
- The most important improvement would be to add some sort of golfing facilities. I would love to see something similar to Top Golf in our area.
- add RV spots at Lazarre and make it more walkable. Make it more appealing. it's right on the river, we need to capitalize on that
- 1. Take spaces that are unattractive drainage areas and create dual purpose improvements of green space, trails, etc while improving flood control.

14

What is West Monroe's greatest asset for economic development?

- Variety of businesses
- Community meetings. More awareness.
- Land availability
- Ike
- I-20 corridor
- The Antique Alley and our PublicParks
- Sports Tourism
- Downtown
- The Ouachita River, area around the Ike, the Interstate
- "Dining and Hotels
- Need to bring in entertainment"
- Restaurants and sporting good stores are top of the assets.
- Main Street/Downtown area
- businesses along interstate
- Our location
- Great city leaders to work with in development projects and businesses
- People
- None
- Probably the interstate frontage.
- "Not sure
- More money for the city
- Kiroli park
- Graphic Packaging
- Once again I believe the Ike Hamilton area has potential
- Antique alley
- Open land by the IKE that could be used for business or industry.
- Good growth and space for businesses to move into.
- we have a huge family population that loves doing things
- The Ike brings in a lot of visitors. That area could be utilized for more if an indoor sports complex was built. The downtown area has improved

greatly. As I said before, Lazarre Park could be a huge asset if developed and the area around it cleaned up.

- thriving businesses inside the city
- Industrial park area needs more development
- not sure.
- Riverfront and area by Ike
- Graphic Packaging
- Accessibility to Ike Hamilton, and interstate
- Industrial Park
- Retail is so limited. Our access to shopping is restricted to Walmart. I would love to see the recruitment of more shopping outlets. Also the recruitment of some type of manufacturing or distribution hub would add dollars to the area. Delta Community College has exceptional training programs to support these types of businesses and the students have to leave the area for jobs.
- We are in a great location for investors.
- We are seeing aesthetic enhancements, that is about all I am familiar with in this aspect.
- More and better paying jobs
- I think west Monroe can contribute to economic development by being a regional player
- the Ike and its surrounding land areas; Kiroli Park and events; Trenton Street downtown - but only if its viable and active
- The Ouachita River
- business leaders and leadership from the City
- ???
- Downtown development.
- "I-20
- The business development area around the IKE needs to have a shopping center with Trader Joe's as the flagship/anchor store facing I-20.
- 3 universities within 30 minutes"
- I think getting people downtown on the weekends for extended amounts of time is the key. If I could park and walk to the river for water recreation, walk to antique alley and shop and dine, I would stay for a Saturday. If more people are down there then more businesses would follow and it would fuel itself.
- Ike Hamilton area, and Calhoun area.
- Our greatest asset is probably the fact we could be considered a safer alternative to Monroe when a business was considering opening a location here.
- I don't know.
- I don't know enough to offer a response at this time.
- Ease of access from interstate
- grassy area in front of the Ike
- Graphic Packaging
- We have all of that land by the Ike and Academy just sitting there. Is something going to be done with it?
- Make Lazar Point a great asset. Control the traffic coming in and out. Run it like you do Kiroli. Have a dirt bike area for kids to ride their dirt bikes.

It used to have that. Make an asphalt bike trail so if it goes underwater its not a total loss. This river is our greatest asset. I believe it will attract visitors. look how nice Natchitoches, Louisiana's river front is. That river is not near as pretty as ours. But they have made it so unique. What about a putting a campground near the river? We have so many who look for good campgrounds including me. put it by the river!!! how awesome would that be!!!!

- Growth of the community
- FOOD CHAINS
- not sure- taxes?
- Downing Pines commercial park, I-20/Thomas Rd. and I-20/Well Rd. exchanges.
- Food and stores
- better and cleaner water system
- Education and healthcare
- Money for the area
- Getting more people to open businesses here.
- The Small town community feel. No one wants a Monroe, if they did they would move there.
- Small town family location.
- Unsure
- Land by ike
- Plenty of space available for growth
- The businesses we have brought to the area.
- retailers
- The river.
- Antique Alley
- We have several universities/trade schools in our area. We need to be bringing in businesses to keep our students here after graduation.
- It's affordability.
- We have land available. We have a University and Community College very close.
- "Lots of local entrepreneurs
- we have the Thomas Road/Downing Pines area built up
- No high paying jobs to support high housing market
- The river which is not utilized for this purpose.
- restaurants/shopping
- not sure
- people willing to try to improve community
- paper mill, I20
- The paper Mill
- Do we have any?
- Shopping centers and small businesses.
- Land
- Thomas Road area
- Good schools and churches attract good families, which choose to live here and put into the economy...
- A stable economy and growth history....
- a few large corporations here, hopefully will stay
- We need more jobs, industry if possible.
- Have no clue

- None
- unsure
- We need a Krispy Cream Donuts, Starbucks, Saltgrass Steakhouse, etc.
- I-20 corridor
- ???
- We have so much area that is available along the I 20 corridor to lure businesses here.
- doesn't take forever to get business licenses etc. .. smooth process.
- downtown (Trenton Street), Surge
- We have resources to move goods- rails, air, water. We just need to make sure that we preserve and maintain these so that businesses will want to grow here.
- Available City owned property. City ready to work with developers.
- No idea
- Location, though I really don't know how much land is available for new economic growth. I'm new to being a city resident.
- Mayor Mitchell. I-20 access, available land
- Downtown and the area near the Ike
- Places like The Ike.
- Idk
- Businesses.
- Sales tax.
- Ike area
- Promotion/ Support of local business
- Proximity to I-20, Monroe Regional Airport and three universities within 30-miles.
- It's growing and attractive to young families.
- access to I-20, river and rails. Healthcare Hub is a draw from within a 100 miles radius
- Our Mayor !
- Nearness to interstate
- I 20 and the river. We have one of the best rivers in the south. No city on the entire length of I 20 can even come close to as fine a river in the right spot.
- I-20, strong public education
- The I-20 corridor, the Ouachita River, and the population on the West side of the Parish.
- Downtown. While the Ike or the Civic Center exist, the Downtown area has so much more potential to broadly impact economic development.
- Antique Alley/Downtown West Monroe
- Our culture, natural resources, hard working people...we need to package it and sell it...with a genuine hospitality attitude.
- The area around the Ike
- hopefully the land in front of the Ike that is on the highway. We also have a trade school preparing people for manufacturing job. We have a 4 year institution preparing people for support services.
- Industrial park, commercial road front area. Downtown walking shopping district needs to be encouraged.
- Start at the river and move outward
- Beautiful land. Again I go back to the FEMA maps need to be accurate.

- Not sure.
- The Ike
- Quality of place.
- Lots of open areas which could be rezoned
- Currently I believe just tourism.
- Graphic
- "Property around the Ike.
- Old Trenton Street Golf Course."
- The citizens of this area.
- A mayor willing to work with items to entice economic development.
- The land by the Ike holds such great potential for economic development.
- River bank
- The papermill
- Untapped potential
- Restaurants
- not sure
- not sure
- Good transportation system
- We have Trenton St known for shopping but what about areas around Trenton St where buildings are left abandoned and trashy. Fine the owners and have a major clean up to hopefully attract even more business opening around antique alley to have a friendly walking area of shops
- The Ouachita river and Interstate 20.
- Restaurants. I-20 Corridor.
- The Ike
- The progressive and professional leadership of our Mayor and all City Departments.
- People that want a job can usually find one in West Monroe.
- Industrial Park by Ike Hamilton Expo
- The I 20 land that sitting vacant for 25 years or more.
- Good leadership
- People available.
- Main street area has great potential
- I20 and new blood in leadership
- On key road thru region. Industry.
- Ike area and old golf course
- The space by the Ike Hamilton
- West Monroe has not had any big great assets since duck dynasty but Surge will play a big part in economic development now and also the Ike
- our skilled work force. we have alot of skilled labor within the city and parish.
- Business leaders in the community coming together in an attempt to bring in higher wage companies.
- The seemingly growth of population.
- I20 is our biggest asset.
- I-20. The River. Not being Monroe.
- Restaurants and Hotels.
- People
- Local restaurants
- arkansas road expansion

- Nothing
- Infrastructure
- City government has traditionally been responsive to needs of citizens. Great police force should encourage businesses to locate/expand
- I know the area between the Ike and I-20 is available, but whatever development is done there should give a great first impression of West Monroe to those traveling through.
- Many established businesses in the area
- Business
- Its people.
- Land between Downing Pines and Well road
- We have a steady option for mini jobs but not large variety
- Retail shopping in west monroe that isn't a Boutique. We need a department type store and a Target. If you need something nice to wear and it's after 5:30 you have to drive to monroe or Ruston to shop.
- n/a
- We have lots of areas for new business growth.
- Djdd
- many new businesses are opening in downtown, good small town atmosphere with enough activities to attract young professionals, new leadership, location to river
- Local businesses, antique alley, the many (too many) small shopping centers
- The greatest asset is the undeveloped land around the Ike.
- Ike and highland park
- "1. Efficient and friendly city government and agencies.
- 2. Quality public schools
- 3. Community support and involvement for improvement"

15

What is West Monroe's greatest challenge for economic development?

- reliance on Sales Tax
- People
- Shopping
- Land availability
- Public Areas and venues, where the public believes it is not safe to walk the area and browse.
- Ike Hamilton vacant property areas
- Investors and obtaining the support of residents of WM and surrounding communities
- Land availability and land use
- Maintaining and being able to keep the new fun centers going. Most people lose interest within a few yrs.
- too many chains/big franchises, community support

- maintaining those businesses and expanding with new businesses
- Available land to build
- High taxes
- Lack of support from the city in needed repairs
- None
- Attracting businesses both big and small.
- "Not sure
- People not buying in the city
- Homeless rates
- Getting a big box store to come aboard
- Not enough competition or novelty
- Getting a large business or industry to come here.
- Keeping costs of opening or maintaining businesses down. Avoiding businesses which might lower the value of the area and neighboring businesses.
- we are so small at times
- Bringing in new businesses is the greatest challenge. How to fix that is beyond my scope. We are a small city and unfortunately that limits us on possibilities. Also, to be completely honest, our city is ugly. I see the effort the city is making to clean up and promote landscaping. Those are great things but unfortunately the buildings are just random. Nothing nice wants to come build next to a run down building, a pawn shop with junk all out front, or a liquor store in a medal building. Those things really bring our city down. The drive through beer barn is another classless example! If there was a way to make people update buildings and have building restrictions that brought some resemblance of unity, that would be a game changer. There are parts of the city that are nice but a large percentage is just ugly. Sorry but I'm being honest. That is why I think the old Trenton St golf course is a great chance for new development. That could one day be a great centerpiece for the city. Everything around that area is pretty nice. Expanding down Whites Ferry would also bring in some nice areas. The potential is there but it is a challenge to develop it.
- not sure
- "Lack of room to expand the city limits
- leadership
- Retail options
- Lack of job opportunities
- I'm not aware of any recruiting efforts to bring businesses to the area that would grow the economy. An economic development committee that has the emphasis of recruiting businesses to match our workforce skills would help.
- I think we need a "team" or group to reach out to investors and larger companies to come here.
- "We are losing officers with WMPD as benefits were cut. Bring those back to the people who protect and serve our community, otherwise we are left with disgruntled officers or less ideal candidates willing to do the job for less. Or worse, high turn over as using WMPD to get their foot in the door to be able to move on to other law enforcement agencies.
- And the water bill. It went from \$35 per month to more than \$75 per month after the new administration and a recycling center. And we are paying more for less, after being told street side pick up was no longer available. This doesn't add up or make sense. "

- Getting more industry to move in
- Cash
- loss of viable business community and small businesses; no major draw for business relocations or corporate settings; limited growth areas; loss of educated workforce
- "The development of a master plan
- Incentives that will attract a broader tax base, not just for new players coming into our market but also for those that are already here and have made a commitment
- New industry
- having people want to come to our city, possible crime in certain areas
- Parking downtown.
- Overdevelopment without infrastructure to support it
- Parking, Transportation, Events.
- Traffic
- I'm not quite sure
- I don't know.
- I don't know enough to offer a response at this time.
- Infrastructure
- old abandoned buildings, houses, and trailers with trash in the front yard
- Keeping it here
- Attracting fun and exciting retailers and recreation activities.
- I would think money!! money is always the problem! But how can we raise that money? HOW can we build and make it pay for itself? if you make it for kids, people will pay.
- Lack of incentives for companies to open businesses here.
- FINDING WAYS TO ATTRACT BUSINESS
- again-not really sure
- Appealing to more types of companies on the way up (tech, green, etc.)
- It seems businesses do better if they are in a cluster like on antique alley.
- "cleaning properties that are privately owned, and providing clean water to homes
- That unless you're a nurse or a teacher - what else do people do around here?
- Lack of facilities; lack of support for small business owners.
- not sure
- West Monroe Highschool getting back on track on academics and not just athletics. Take care of the citizens who provide tax dollars that runs the city. Get rid of the same people who have been in the same positions just getting a paycheck if they are not adding value. Spend our tax dollars wisely, not on things like a recycling center.
- Maintaining a small town family feel while building a large town availability of shopping and jobs.
- Unsure
- Sterlington and Ruston beat us to the punch for a huge bb/sb complex that would bring in thousands
- Not enough incentives for small local businesses
- Continuing to bring businesses that will interest others and be beneficial. We could really use some health food stores like Whole Foods.
- More diversity in retailers and their products.

- The old regime not pushing for new development. We are stuck in the 80's
- Not getting outside business's to come and establish a store-front bringing in new jobs.
- Businesses moving in to our area and staying (other than banks, hotels, etc.) Too many of our young professionals are moving to Texas and neighboring states.
- Having competent managements/business owners.
- capital support for entrepreneurs
- Training the workforce. Motivating the workforce.
- We need more big business to come
- Need jobs
- We are not looking to expand areas that are nice for businesses to stay here.
- High taxes
- Too much of the same type of businesses.
- not sure
- uneducated unmotivated work force
- not enough quality Businesses
- We need more big business to help grow West Monroe.
- I really don't know of any economic development in the area other than the lke and hotels. We need more businesses that will bring in money to our area.
- need more manufacturing jobs
- Attracting new businesses with our high tax rates.
- To many old buildings
- Getting buisnesses to come.
- Limited in person shopping availability forces Online shopping (and our high percentage of low socioeconomic shoppers)
- Attitudes toward development....
- recruiting viable businesses, corporations
- Same as above
- Not enough family oriented activities
- Having new businesses stay open.
- unsure
- money
- The spread of the city.
- The general loss of businesses
- We are not working hard enough it does not seem make this area inviting to new businesses.
- can seem to be the restaurant capital of the state. need to find ways to entice more type businesses.
- Retail sales...department store
- High level of poverty and low median incomes
- Drawing businesses into the area.
- Poor people
- Keeping existing businesses here and attracting new larger companies. Also keeping the infrastructure up to date with growth and expansion to avoid congestion while appearing presentable.
- attracting major retail or other developments
- Finding employers to locate here.
- Idk

- Encouraging Businesses to locate in West Monroe.
- need more retail stores
- Keeping businesses open.
- Money, and developers not wanting to come here
- Maintaining an environment that's appealing and welcoming to all consumers
- Trying for a "home run" rather than cultivating a quality of living and then many businesses will choose to locate in WM.
- Lack of development. We need larger businesses along with high end retail shopping
- Current economic climate, workforce development
- Attracting people to our area.
- Not including more of the public in decision making
- In order for anything to survive you need the right habitat. You get the habitat correct and nature, people and businesses will thrive.
- perception
- I'm not certain what the greatest challenge is, but we need; desperately; to RECRUIT employers to West Monroe. We need good paying jobs to keep our kids who graduate from Tech, ULM, and Grambling in this area. Our area would be a great hub for distribution centers. We are practically right in the middle of Dallas and Atlanta. We need to take advantage of this.
- Getting the funding for developing Downtown.
- Making citizens aware of the potential West Monroe has
- lack of vision or a belief we need to look like other places.
- code enforcement
- Having the correct workforce for what the businesses in our area need.
- owner investment.
- Revenue, taxes
- Getting the FEMA maps up to date.
- Not sure.
- Desire to maintain the status quo.
- We need to distinguish ourselves from the rest of the state as pro business, culture of good health and fun place to be. I think we are doing these things.
- Getting great businesses to expand to this area.
- Keeping businesses here and bring new business here
- Limited Sites.
- Class division.
- Funding
- Offering incentives for new retail while not hampering small businesses will be a delicate balance.
- Advancement to go outside the box and make a statement and bring the new into town
- A lack of know how in bringing big business to town
- income
- It's hard to attract new businesses/employees because of the name of our high school mascot
- Restaurants, lol. We need to focus on bringing additional industry to town and surrounding areas. We look when driving through if we can continue to grow the I-20 corridor and out from there. Monroe has eye sores along the corridor and Ruston is reaching capacity it seems.

- Getting people to shop local
- there's too much focus on antique alley, needs more than just shopping and hair salons
- Uneducated workforce
- Need a committee to look at additions which could be made. Find the best architects (even if not from here) to see where housing can improve, get businesses involved and let them be part of the financing and growth of where we work and play. No one is willing to invest if there isn't a plan in place to have something moving. We need an event center with someone bring fun events in regularly.
- Money and a plan!
- Skilled labor
- Recruit new businesses to provide good jobs and recruit Costco !!
- land available
- Keeping small businesses
- Deciding what is most needed.
- Limited funds and space
- Not sure.
- Roadways are becoming crowded which I've seen make some drivers frustrated and defensive on the roads. Making it unattractive to shoppers
- The people who are happy with status quo
- Bringing new industry.
- "More Good jobs "
- No hotel connected to the convention center. And no Arena to attract conferences. Which would bring in more businesses.
- The great challenge will be dealing with the closing and shutting down of stores and restaurants dealing with tuff times to continue growth
- the biggest challenge is the amount of shovel ready tracts of land where a big manufacturing plant can immediately begin construction and be moved in and operating in a short amount of time. quality internet, and phone service is also a challenge. there are certain areas in the outlining areas of the parish where high speed internet is non existent. with more people working from home, high speed internet is a must.
- Lack of skilled workers, lack of jobs for people who want to stay, low wages, no incentive for companies.
- Lack of jobs with possible upward mobility
- The run down areas of our city.
- Being linked to Monroe
- Need more Business for Higher Employment
- People
- Poor management of restaurants
- Bawcomville
- Leadership
- High taxes, businesses that left the area, drugs
- Space
- Lack of business sites in city.
- Poverty and the lack of a well trained or well educated workforce. Limited available land.
- Buildings along Cypress that are starting to deteriorate.

- Graduating an employable work force.
- Lack of interest to move businesses here, large stores or chains ex Costco
- Internet speed
- Lack of interest
- Limits to certain kinds of businesses like used car dealers Mexican restaurants etc.
- n/a
- Getting the right businesses to come here.
- Cksjs
- COVID economy, untrained work force, poverty,
- Not a variety of businesses, there's always the same type
- The greatest challenge is the perception that West Monroe is the little sibling to Monroe.
- attracting large industry. We need to utilize the industrial space around the Ike
- "1. Declining neighborhoods and the associated crime and the impact this has on schools and city resources.
- 2. Available land for commercial and industrial development"

16

Over the next five years, what are the most important improvements the City of West Monroe can make to its economic development efforts (ex. key industries, workforce, strategic partners, etc.)?

- technology-based employers
- Not sure. Popular retailers would be nice
- Shopping center
- Retail is a big industry/ Monroe having the mall but the crime rate people don't want to travel to neighboring Monroe.
- This development plan is a good jump-start. Once the WM City begins to work on slum lords and their tenants the area will feel safer.
- unknown
- "Key industries, definitely
- What is working in other communities that are progressive and are desirable to live in?"
- Would like to see some sort of an outdoor strip-mall/retail center
- Need an entertainment industry to align with dining and hotels
- As with the sports industry travel ball is among one of the top. The city would benefit greatly from bringing travel teams to our area for softball/ baseball type sports. A weekend tournament would benefit restaurants and hotels in the area.
- more financial/educational support for startups/first-time business owners, diverse educated workforce (college and trades), beautification
- available workforce

- Land acquirement and infrastructure improvements
- Developing a workforce that meets the needs of our community
- None
- Increase the size of PD and pay. Businesses like safety.
- Not sure
- Workforce
- Keep the wages as high as possible to bring in high still labor
- Certain food chains would make great additions to locations that seem to be dying off
- Find some type of good paying industry to come here.
- Allow for more diverse businesses, encourage more technology and innovative companies. Look for business partners who want to improve people's lives.
- the indoor sports complex
- I don't know much about ways to improve industries or workforce. It looks like yall are doing well at strategic partners with the main street development and green initiatives. I will say that I don't know how you will attract people to our area, and city in particular, without improving the appearance. Landscaping is nice but it's just a surface improvement. I understand it's a cheap improvement. I know that if you are selling a house, that's a cheap way to improve curb appeal. We need more than that though. I know that Ruston is broke financially but I would live there. They are spending their money to make big improvements and they are growing because of it. The problem is money but without big improvements people are going to continue moving to Ruston or Monroe. Businesses will too. We are more land locked than they are so we must expand where we can and improve what we have.
- That big draw need to be in town to bring in more traffic and interested business
- somehow enticing key industries to stay in West Monroe, and probably making sure citizens are able to be trained for those jobs-so access to training/education.
- Be more competitive with surrounding cities when it comes to persuading companies to move to West Monroe
- Key industries and strategic partners
- Options to entertainment, shopping like the Boardwalk
- Key industries, workforce, strategic partners
- A partnership between West Monroe and Delta Community College to build a strong workforce to market to industry would be a great start.
- I would like to see us bring in some more companies on 7th Street and other areas. (Starbucks CFA, Trader Joes)
- "See previous answer. I could touch on this more in depth, but this has taken longer than anticipated."
- Keeping what we have here and building new ones.
- Become a stronger partner with groups like NLEP, combine the monroe and west monroe chambers it is really inefficient to have 2 chambers in a parish of 155,000 people put ego's aside
- linking to ULM and LDCC more for workforce and training; working with local businesses to see what they need to remain viable; ensuring the Ike is kept up and maintained and expanded to bring in more events

- Appoint an economic task force made up of business leaders throughout the community that would have a vested interest in an improved economic environment. It would be different from the NE La Economic Alliance in that its actions would be focused primarily on West Monroe/ West Ouachita. A few will remember many years ago that Jack Howard(Mayor of Monroe) formed such a task force and as a direct result State Farm opened its regional office in Monroe as did ITT Pneumotive
- more mom and pop stores instead of big businesses
- In the past, the city provided outdoor, street entertainment in the downtown area... continue these activities. This drew individuals to the downtown area and provided healthy, outdoor entertainment for the family. It also provided business owners an opportunity to serve new customers.
- "DON'T OVERDO IT!! Stop and utilize what is already there.
- Bury the power lines that are within the city limits - especially downtown.
- Find a way to make people want to spend a Saturday downtown.
- We need another big industry here.
- I would like to see more blue collar jobs like manufacturing come to West Monroe
- Factory jobs
- I don't know enough to offer a response at this time.
- Yes to all of the above: training and investment into infrastructure and training to make workforce available (focus the training toward present need)
- Finding a way (grant) to make the mill odorless.
- Bringing in more industry to create jobs, so that our graduating youth will not continue to move out of parish or state.
- Involve the community. get the community, churches, boy scouts, girl scouts, football teams, cheerleaders, ect., excited to help. Everybody wants on T.V. or their name in lights. offer that as a reward! lol!
- Offer incentives to larger chain grocery stores such as Kroger and Whole Foods this will increase taxes for the city as well as bring in more jobs for the local community. Strategic partnering with an advertising firm to make people more aware of what is offered here and bring in new companies/workforce opportunities.
- workforce probably- more opportunities, rehab facilities to help people become productive citizens
- More promotion of training and retraining programs with Vo-tech and Community College for both youth and adults that can provide workforce for both tech and green mfg. companies. Make WM talent-ready! AND keep up with current business's skill needs. Promote and assist minority business. Encourage trades promotion in middle schools located in low-income/poverty neighborhoods.
- Even though we have some new things for teens to do, we need a variety.
- A survey/analysis of peoples aptitude for a variety of jobs would be invaluable to planning a strategy of creating desirable and sustainable jobs in and for the community.
- cleaning areas to be better looking , and water systems to be updated
- Yes - definitely need to continue to offer opportunities for other careers - and with decent pay.

- Bring more industries to the area; better prepare the students who will be going into the workforce directly from high school, and supporting small businesses.
- workforce
- Improve what you have, no one wants WM to become larger, improve the education of the flag ship school.
- We need a city that is committed to not only creating a strong job force, but to KEEP that job force in this area. Over the past 30 years I have watched Ouachita Parish lose so of our largest job providers. We MUST keep jobs in this area.
- Maybe workforce? Unsure. More companies coming into west Monroe like centurytel
- Things that draw interest from I-20 traffic to stop and stay awhile
- Bring in industry that offers competitive wages and partner with existing industry. Increase wages of teachers, law enforcement and fire fighters.
- Bringing more jobs to the area... not fast food restaurants.
- Open market to diversity, especially when it comes to food. It is regretful that one has to drive to Dallas or Jackson to find international items or specific brands.
- Development of new employment opportunities, provide tax breaks for big industries, and city transportation for the workforce.
- Trying to get a variety of businesses to come instead of another Mexican or chicken restaurant, maybe a Korean BBQ place and more places for people to take younger kids.
- Bringing in Trenton Meadows and other upscale facilities.
- Draw in more chain restaurants and retailers.
- Think beyond restaurants and sports
- Technology that can tie in with Centurylink. We need some big box retailers like Costco, Lowe's, Home Depot, etc.
- bring in bigger industries of all kinds of labor force; maybe develop the Ike Hamilton area with those kinds of things
- Restaurants and jobs
- Affordable activities for families, shopping, eating so people stay in West Monroe.
- Lower taxes on businesses to bring in more business. Try to bring larger corporations to the city.
- Make more things kid friendly. We need more kid centers in West Monroe that are safe.
- attracting big businesses such as chain stores such as Home Goods, At Home, Lowe's, Marshall's, more variety of restaurants....not just more of the same (Mexican)
- bring in new industry
- bring better jobs to west monroe
- More big business and jobs.
- Workforce is going to be essential in the next few years with the new presidential administration. So many jobs have already been cut. Even our educational system is not recognized and valued for our part in the community. We need some key industries to be brought to the area. There could even be a neighborhood Walmart added to the Woodlawn community because we have plenty of land that has already been cleared.
- We need more big businesses that will stay long term.

- Attract big businesses with tax incentives
- “Modernize existing commercial buildings
- And modernize new areas”
- Make it worth their while...
- attract new businesses
- “1.Shopping alternatives to Pecanland Mall
- 2.Expanded partnerships with existing businesses
- “school improvements, community buy in of beautification tasks, recruit quality businesses,
- THOMAS ROAD IS A TRAFFIC NIGHTMARE”
- Key industries
- Definitely trying to get some industry here. It’s scary to be so heavily relies on the paper mill.
- Help businesses stay open.
- unsure
- West Monroe needs to build its own identity, and as of now, it is centered around a Paper Mill and Antique Alley. That just won’t cut it.
- All of the above.
- improve the opportunities for our workforce. Make more school available so our workforce is better trained
- Top Golf, Target, Ulta, etc need to be in WM like in Shreveport, Ruston, BR. However, who would want to come here if we don’t make it look better?
- partner with locals to teach entrepreneurship to local teens and young adults. and also teaching locals how economic development works and benefits them.
- Country club/tennis courts/ gardens/boat docks on the river/ trails for walking along the riverfront
- We need to draw in businesses..ALL types. We have numerous empty buildings and our city will fall on tough times if we do not bring more into the city.
- Indoor Sports Complex, Continue to work with all EDOs and strategic partners.
- Raise taxes a little bit in order to afford things... spend money more wisely
- Keep encouraging local industries and businesses to attend town meetings and offer business “sit-downs” to see what needs local businesses see as needed or important. Communication. Someone to keep their finger on the economic pulse that is savvy with trends, etc.
- retail, entertainment
- Work with schools to promote trades. Not all kids need to go to college. Technology is always going to have good jobs. Work with ULM and LaTech to promote technology programs and then recruit employers in those fields to locate here.
- Idk
- Education is always a key component. Working with WMHS to train specific skills.
- Advertisement.
- Get developers to come in
- Municipal/Private Sector partnerships need to be explored along w/ a maintaining a sales tax rate that is not widely considered problematic by outsiders
- Economics in the future will follow quality of life. Concentrate first on that and the economic development will follow. Create the culture.

- Development along the tech industry, oil/gas, manufacturing industries.
- maintain and improve infrastructure, competitive taxes and incentives, continue development of downtown
- Do not stop asking and strategizing who would be the best fit for our area.
- If a wide range of workplaces are not offered then we will continue to lose more and more of our most valued members of the workforce.
- It is still habitat.
- need to land one big job producer and the flood gates would open.
- We need to AGGRESSIVELY RECRUIT new employers.
- Strategic Partnerships!
- Reach out to businesses , large and small, who are not showing interest in the current plans.
- Bring us good jobs. Let's do whatever it takes to do that....taxes or help etc.
- workforce
- They need to take ownership of the technical college.
- Investing in the "attractions " of WM, Downtown, parks, and Ike, and sports pavilion. If we have that in good order, future industries, businesses and people will want to locate here. And always keep the schools in top order, weed out any crime areas.
- "Tax incentives and infrastructure improvements in industrial parks to attract business and industry alike.
- Strong marketing presence and some champions of the cause in Baton Rouge. We've already got the right person with a vision in place with our current mayor"
- I feel like I answered this earlier.
- Small business support/education. So many locals start small businesses out of a passion (food, clothing, arts and crafts) but have little knowledge how to run a business.
- Continue planning and developing partnerships.
- Host more events to bring more tourists to town.
- Visit Canton, MS and see how they got 0 Nissan plant there. Major help to that city.
- See what local businesses need to be able to expand and grow. The existing businesses can grow and help the area. Sometimes it seems like helping the existing businesses expand would be better than bringing a new business in that you don't have a track record with.
- Green energy.
- Strategic partners; bring in more branded stores.
- An essential economic development would be establishing West Monroe as an opportunity rich environment for good paying jobs with ethical and reliable employers.
- Pairing with other corporations located here and bringing jobs that could better help them with there business instead of goin out of state
- "You have to hire a legit person(s) to travel and meet with companies that are looking to expand. I said earlier in the survey.....start with papermill suppliers and expand from there. Find out what companies Graphic Packaging does business with and who they would like to see with a local presence. Develop the golf course along N7th in to a trade school and teach guys how to make paper, how to do maintenance, how to be a plumber, electrician, etc. Doctors, lawyers & college professors don't really seem to want to live in West Monroe but papermill hands, plumbers & electricians do.

- Again.....don't try to recruit companies with what you have now. It's not going to work. Bring in some talent. Canton/Madison, MS was a one stop light town about 20 years ago. Now that can't build houses fast enough for the growth."
- n/a
- Key industries and strategic partners.
- Keep businesses here, feature local businesses.
- craft related classes and artisan craft products to buy, the farmer's market and antique alley could have spaces to rent for makers
- Work with universities to develop jobs
- Focus on small businesses. Larger business is taking over with internet but people still want interaction. Make it easier for small business with a tax break which decreases over a 5 year period, enough time to get established. If we do not grow, we become stagnant, which cause crime rate to increase and people to leave.
- Complete the Downtown development plan and expand that plan to other areas of West Monroe.
- Workforce development
- Maintain its infrastructure
- expand city limits, build roads
- Industrial Park development should be completed in 5 years. It should be a highlight from I-20
- Due to Covid all these restaurants have shut down and there hopefully going to be coming back soon. That'll give us a lot of work force maybe have to bring in a few people to help them re-open but wants to re-opened we've got our city back
- Develop a plan to get some key corporations to attract young adults.
- Get a larger business to set up in West Monroe.
- Getting a large Corp to move in and be our anchor for jobs
- If at all possible more industry
- Industries tying into training of students.
- More high paying jobs
- Try to attract more businesses to the area.
- Keeping the city undated, clean all around providing good services to attract small and large companies, offering the infinite unlike other cities
- we need more manufacturing jobs. if you bring in more higher paying manufacturing jobs, you will create a ripple effect with other suppliers of goods and services who supply the big manufacturer, will also move here which creates more jobs and more tax revenue
- Manufacturing company increases, cut back on restaurants and retail, bring in big money jobs, find companies willing to invest in making the city bigger, convince corporate offices to relocate, make the city an actual city, partner with corporate investors, sell the small town vibe but with a big heart and passion.
- Bring in job opportunities that doesn't require a college degree and provide the ability to work up in the company. Like factory jobs or on the job training work. Stop depending on restaurants to provide jobs.
- Workforce training.
- Stay young and energetic while holding onto the charm of a historic downtown community

- Make coming to the city and actually working with the city more attractive. Way too much red tape to go through
- Get in front of high school seniors before Graduation to prepare them to enter OUR workforce with confidence !
- New restaurants. It draws more business of tourism, hospitality, clothing, etc
- gentrify the edges of the ghetto and bawcomville to hide them better until we can do better
- Change leadership
- Tax breaks for businesses to relocate here, job opportunities for 50+ yr olds, work from home opportunity.
- Work force and strategic planning
- Promoting business, particularly start ups. Public transportation to LDCCWM for job training
- Work hard to attract high-paying professional companies. Partner with Louisiana Tech to provide incubator space for the many startups that start there and need space for growth. Many of those companies now move to Texas for growth. Obviously, we will also need to attract companies to provide jobs for the many untrained or uneducated that we have here. (I know - Much easier said than done).
- Figure out a way to sponsor the build of new plots and buildings downtown and get new business to build close together as they used to, in order to be more efficient with the space you are given. West Monroe doesn't have to be 50% Parking lots.
- Bring more njobs to this area
- Attracting new businesses/industries, continuing to offer workforce development, aligning with strategic partners to bring businesses to our area.
- Workforce
- Internet speed to allow for remote working and bring some higher level jobs here, even remotely. Encourage more educated people to choose to live here
- Educate the workforce; encourage businesses to partner with schools.
- We need a larger manufacturing facility and larger retail stores. Jobs with good pay and benefits
- We need more jobs for people without college experience.
- More popular restaurant options: Chipotle, In & Out Burger, Panera Bread, Trader Joes, Whole Foods
- Xmsjs
- improve training of workforce, attract new industries, attract development to Highland property,
- Spotlight/ partner with local businesses to help them. Partner with large corporations to help you-also this is what gets people to West Monroe
- "The most important improvement is to attract a large retailer to the area around the Ike and fully develop a facility that could be mixed zoning with both retail and other commercial properties.
- I would love to see an Ikea, Trader Joes, or Costco in the City."
- 1. Determine how the existing cornerstone employers and businesses cAn work together to remain competitive and stable while inviting new industries to our community.

What is West Monroe's greatest asset for public infrastructure?

- City layout
- Listening mayor
- I-20 and the river
- antique alley and the public parks
- unknown
- ?
- City facilities
- the recycling center, water department
- Some new areas, small geographic area
- Roadways
- None
- Not sure the purpose of the question. We know what we have and know what we need to grow and expand.
- The people can have more room
- Not sure
- Park for drainage system
- No idea
- Yes
- Unk
- Good workers and ability to do the job right.
- We have good water. I feel like city management is moving in the right direction. I believe that our previous mayor set us way back because he refused to grow unless it was exactly the way he wanted. We seem to have a good police department and fire department. I wish the fire department was more visible. I see them at the grocery store and they are always very pleasant. Where I came from, the fire department was very involved in city events. It seemed like they had fire trucks at every event in the city. They even had it where you could have your child's birthday party at their central station. I will also say, they had much better stations than ours. I don't know if we even have a "central station". It was their administration office and had two fire trucks and an ambulance. I assume they charged for that. If you ask my son what the best birthday party he ever went to was, he will tell you that it was the one at the fire station. Obviously, the fire department isn't infrastructure and I got off topic but we are firefighter fans!
- i really dont know
- engineering that wisely uses available funding
- Unsure
- not sure
- Ike
- Public Works
- water
- Road access to public and private properties
- Police and fire department

- Skip
- Water
- Don't know
- the water solution of the Sparta aquifer
- Not sure I understand the question
- ???
- The Ike Hamilton
- The city is basically set up like a grid making it easy to maneuver.
- I liked the idea of the Lagniappe Food Hall downtown. A lot of times families end up going to a chain restaurant because it's convenient and allows people the freedom to order what they want. They might avoid places like Trapps because it's too specialized or they're afraid there won't be seating, etc... With a food hall, a family could go and everyone get what they want. You might also add a boardwalk with seating for picnics, etc....
- I20 and Cypress street
- I don't know.
- I don't know enough to offer a response at this time.
- Again, ease of access from interstate
- I-20, Arkansas Rd.
- I do not know.
- Utilities
- unsure
- Food places and movie theater
- libraries, hospital
- Access to I-20, improving roads (e.g. Arkansas Rd.)
- I don't know.
- land
- not sure
- ??
- Having a vision to want create something viable -
- ?
- Hire more Police officers, and Firemen. Show that they are appreciated. Get rid of the ones who aren't adding value.
- School bus.
- I'm not aware of a great asset that we have in infrastructure
- Having side walks throughout the city.
- ?
- Having ample drainage holes so the roads don't flood.
- Not sure
- The size makes it capable of being interconnected.
- recycling center
- We have infrastructure in place that was planned well at the time of its creation; it just needs some upgrading
- None
- I don't feel that we have anything.
- One thing would be to have some free or very inexpensive museums in West Monroe. Lots more learning opportunities outside of schools for family.
- not sure

- no public transportation
- I-20 gives us access east and west
- "Hmmm
- Have to think on this one"
- Underground power lines
- Road/traffic flow improvements
- No clue
- I have no problems.
- None
- improvements being made to Arkansas road
- Ike
- I-20 corridor.
- The Ike
- I think we have some great people we could put on a task force in this city and help out our wonderful Mayor.
- the downtown development.
- It's a joke.
- roundabouts
- We have cash to leverage federal/state money
- No idea
- Hmmm. Tough one. I really can't comment on this without sounding like an idiot. Sorry.
- good utilities, clean water, good roads
- Drainage improvements
- Major roads that allow motorists to find ways around traffic issues.
- Idk
- Excellent water / sewer & garbage services.
- Ike Hamilton it brings money in people in
- City council.
- Wide streets
- Downtown WM, IKE area, & Kiroli Park having the quality of signage and access roads
- IKE Hamilton
- A great gathering space near historic downtown.
- We don't have public transportation!
- I20 Corridor and River
- It's people and it's leadership.
- I-20
- Roads
- Unused property and land
- Our water SUCKS. Our utilities should be buried and upgraded. Our bridges should be stronger, ditches deeper....
- The water system compared to the surrounding systems
- Seems like the city keeps on top of infrastructure as needed. Always continue to see improvements and maintain systems.
- I-20
- Not sure.
- Potablewater, wastewater and roads are good.
- Not sure

- Sewer Treatment Plant supplying water to Graphics and helping the Sparta Acquifer.
- Unsure
- The new round-about systems.
- Public recreational facilities are a definite asset.
- Offer economic incentives to current and new business to expand and offer city incentives to do so
- You have the interstate going right thru town with thousands of cars per day. Figure out a way to get them in & out quickly so they can spend their money and get out of the way. Put a \$1 per ticket charge on the ballot for fastfood, restaurants, etc. Put a tax on hotel rooms for park & recreation. These will pass because most of the bill will be paid by travelers
- New roundabouts ;)
- We are doing well addressing traffic in some areas but they must continue.
- not sure
- not sure
- City hall complex
- We have a gold mine waiting to be "fixed" in antique alley side roads also the houses off Trenton St and around the High School which need to be developed into better properties, mandate a clean up of city limit properties residential and business. You do not attract new growth, we will continue to rise in crime and people will continue leaving the area
- The city of West Monroe's land holdings are a great asset. They should be used to their greatest potential.
- City residential garbage and waste pick up is outstanding. Also a recycling center is provided.
- ?
- Electricity is pretty reliable.
- Not sure
- Good main roads and interstate.
- I don't know
- city water is vastly improved from where it was several years ago. vast improvements have been made to get the water back to being great again. there has also been improvements to roads that has started within the city that needs to be continued for better quality and not only does it need to continued it needs to be maintained so as to not let it get to the point it was in years past.
- By the Ike
- Nothing.
- It's schools, libraries and historic downtown.
- Railways and Ouachita River and Access to I-20
- Airport
- Introduction of new sidewalks, and again the completion of Arkansas road project on the horizon.
- Works alongside monroe mayor to make one roe
- Forsythe park
- Antique Alley
- Unsure
- River, downtown area

- The intellectual capital available and willingness of community leaders to invest tax dollars in the city
- Good availability of electrical power. Fairly new water treatment facilities and aquifer replenishment.
- No idea
- Our city government.
- Easily accessible
- Kiroli Park
- I appreciate the sidewalks where they have been added.
- My god, but greater Ouachita's stranglehold on the water system is awful. Horrific pricing, undrinkable water....something needs to be done!
- We have great leadership and a community that cares
- n/a
- unknown
- Dmdmd
- great city facilities such as Community Center, convention center, IKEA and Senior Center
- The waterways and many existing streets
- The greatest asset is the development of the old golf course into a retention area for floodwaters.
- "I 20.
- Good streets"

18

What is West Monroe's greatest challenge for public infrastructure?

- Narrow roadways
- Better electric service after storms
- N/a
- The public parking, eateries, safety.
- Powerlines
- underground utilities
- drainage
- For me, I live on a street that has city drains across the street. Those dwellings do not have flooding in their yard or house. My side has no drains and my yard, carport and house floods frequently. There are 4 houses that desperately need drains that connect under the street to the existing ones across the street
- Roads and drainage
- Getting the sewer and drainage systems upgraded to produce for the new developments.
- flooding, funding
- Dated, flood mitigation

- Water system
- Bridges need work, drainage is terrible, streets are pathetic.....
- None
- Funding and more importantly cooperation with Monroe...on a loop
- Not sure
- Not enough room
- No idea
- Bad drainage
- Yes
- UNk
- More funding and resources to resolve infrastructure issues with roads, drainage, flooding, etc.
- I hear drainage is a challenge but I personally haven't experienced it other than when it flooded a few years back.
- dont know
- Cost and effectiveness
- Sidewalks, Sewer system
- note sure
- Promotion
- drainage
- Continue sewer and water management
- Maintenance of roads, drainage, water system
- We have some issues with water pooling and flooding due to trash, backed up sewers, etc..
- Drainage
- Federal dollars
- roads conditions; drainage in some areas; continued demand on sewer system and old structures
- Sewage equipment (collection system and lift stations)
- ?
- The limitation of number of individuals the Ike can hold per capacity.
- Overpopulation
- Usable riverfront space/feasibility of converting antique buildings downtown
- Don't know
- Poor road quality.
- I don't know.
- I20 Bridge facing the sunset at quitting time causes lot of wrecks, need another bridge
- I don't know enough to offer a response at this time.
- Ability to handle additional traffic with growth
- Cypress Street is too narrow
- NOT sure
- Upgrading existing infrastucture
- WATER QUALITY
- keeping them updated and appealing, also some employees need to work on people skills
- Public spaces (sea wall needs a gap for a Riverwalk-type public area), more green spaces

- revenue streams and sustainable investments. Ex. concert facility at Lazarre park
- not sure
- ??
- Not sure where the "vision" comes from - creating sidewalks, etc - BUT WHY??? WHY THE AREAS WHERE THEY ARE AT??? NO ONE USES THEM; A TOTAL WASTE.
- ?
- Stop bringing in businesses that aren't locally owned. Encourage the businesses that are already here to provide better customer service. Get rid of the fast food joints that always are rude and get your order wrong.
- Roads are awful
- City bus
- maintaining current infrastructure
- Offering clean drinking water to residents.
- ?
- The water quality
- Roads
- Actually completing projects.
- drainage
- The Greater Ouachita Water System is horrible.
- upgrading and maintaining infrastructure, especially with environmental changes and technology in mind
- Cleaner water systems, better roads, better access to the interstate.
- potholes, unsafe traffic
- Just having more things for family to do both outdoors and indoors.
- not sure
- /
- traffic
- The traffic on I-20 becomes a standstill every evening coming to WM.
- Probably location
- Not having underground power lines
- Money to make improvements
- water system
- No clue
- None
- Getting the public to follow rules.
- hotels and restaurants
- Well Road round about
- Space.
- Maintenance and upkeep
- Lack of zoning also the development of downtown.
- Corruption.
- drainage on lower lining areas in the city
- Costs
- The workers that do crap work and aren't held accountable by their bosses
- Look at what's being done to attract people to live and/or shop in West Monroe and somehow be cognizant of growth trends so that plan modifications can be accommodated.

- unknown
- Roads
- Keeping up with growth.
- Idk
- These Roads!
- again money and developers we need more events going on here so that means more tax income coming into the city to help with improvements
- Collaboration.
- Funding
- Developing venues and areas that are not “copy cat” and deemed necessary or enhancing to WM residents
- Drainage
- Overcoming objections from the people who have previously held back the city.
- Lack of decent roadway lighting
- Utilizing the River
- Update very much outdated infrastructure elements
- MONEY
- Additional street repair
- Funding and maintaining any and all city infrastructure
- The resources for maintenance
- lack of vision to see improvement or always someone else's issue.
- finishing roads quick enough. By the time a road is complete it needs to be redone.
- Money
- Drainage
- Not sure.
- Water quality, both within, and especially without, city limits.
- A lot of progress has been made on flood mitigation. It will just take time. Same is true in all communities.
- Not sure
- N/A
- Aging infrastructure. Water lines, Sewer Lines, drainage pipe. Drainage within the City.
- Clean water.
- Cooperation from the public.
- Meeting the financial challenge for public infrastructure could be problematic.
- The public
- Not developing entrances/exits like Well Road & Downing Pines fast enough
- Lots of federal/state highways to work with
- Our water and gas companies could use a reckoning. I have yet to hear a good thing about a water or gas company here.
- water
- not sure
- Drainage, water and sewer
- narrow roads into neighborhoods and sufficient parking at small businesses and downtown
- Keeping the sewer smell contained and clean water.
- Money and a plan

- Adding weekly residential pick up for recycling
- ?
- Our water systems. They all need to be regulated and fixed properly and not just with bleach. You either have a bleach smell, and eggs smell for a bleach smell.
- Having personnel to maintain
- Clean water.
- Not sure
- We need more electric and water companies!!!! The monopoly is ridiculous!
- Older unconnected roads
- Drainage
- bad lighting in some areas of the city, especially along cypress street from Wood Street to Wells Rd and along North 7th Street to Arkansas Rd. Add some upscale lighting in those corridors of the city to make it feel more inviting and welcoming. also improve the lighting along Thomas Rd to the interstate approaches on both sides of the interstate, Constitution drive, Glenwood drive, Basic Drive, and Blanchard st
- Not sure
- Everything.
- Clean water at reasonable cost and tornado sirens
- Limited funding and revenue streams. Fear of overbuilding beyond available means to support. Can't afford to swing and miss because corporate sponsorship is limited
- The age of most bridges is concerning. Waiting for failure
- Roads and land prices
- Water, water and water.
- Lack of \$\$\$
- political corruption
- Leadership
- Unsure
- Limited space
- Likely matching funds from the state
- Narrow streets with limited room for growth. I don't know the status of the sewer system.
- No idea!
- Water system upgrades so no more boil advisory issues
- Population(s) that bring our city down because of homelessness. Don't quite know how to address this.
- Water
- We don't really have much it feels like
- The road lines have worn away in many areas and are very hard to see at night. There is also need for more lighting on those same roads.
- water
- The people who do t care
- Make drainage better, Cypress St. floods in the same places every time we have severe rain. I have been driving since 2006 and the flooding hasn't been addressed.
- water and sewer drainage
- Cmdnd

- improve streets, widen streets and turning lanes,
- No money.
- The greatest challenge is the drainage issues and flooding problems.
- 1. Flood and drainage2. Land for manufacturing and industrial development

19

Over the next five years, what are the most important improvements the City of West Monroe can make to its public infrastructure (ex. water, sewer, drainage, streets and bridges, public facilities, disaster mitigation, etc.)?

- Public facilities and road maintenance/drainage
- Garbage service for all trash including large furniture items
- Water system/ flooding improvements / maintain streets before they get too bad
- water, sewer, drainage, streets and bridges, public facilities, disaster mitigation
- streets and powerlines
- under ground utilities, improved storm drainage
- all of the above
- Drains that access current drains across the street
- drainage and street repair
- Replace old existing sewer lines that are always failing and upsize and clear the main drainage taking the storm water away from the city.
- recycling pickup, drainage, more diverse use of public facilities
- Have a plan to systematically begin improvements throughout the city
- Water, drainage, street repairs
- None
- At very least get cooperation in writing from Monroe and plans for a loop
- Water
- Not sure
- Drainage is top priority to prevent flash flooding. Clean out and repair the concrete canals
- Drainage
- Yes
- Fix roads continue to work on drainage issues.
- Better water drainage, road maintenance, sidewalks and bike paths. Better water conservation and recycling.
- Improvements to the streets would be the top priority. The public facilities could use some updates. I thought most cities had a "Public Safety Center" where FD and PD were both housed. I know where the PD office is but I don't know if FD has an office. If they do, I don't know where it is.

- couldn't tell you
- Water lines
- not sure
- Updating public works infrastructure and documenting/mapping assets to help better understand current state and condition
- man power
- drainage
- Drainage for proactively planning for flooding management, disaster relief locations
- Water filter - clear water, better drainage, bridges
- I would like to see us continue to clean our sewers, get more people involved in trash cleanup, and recycling.
- Work on containing the drainage areas. Large culverts or steep ditches are a liability. The openness of them is also proving to be a welcome mat to rodent infestation in otherwise clean and decent neighborhoods. And if a citizen voices a concern about traffic and speeding issues on their street, it's a giant slap in the face to have four way stop signs put in one street over. Placing a traffic cop to run radar for a few weeks after the complaint does little to nothing. Speed humps are less aggressive than speed bumps and serve the same purpose. And having it brought directly to the mayor's attention that a residential street is being used as a cut through where people may as well be drag racing down is unacceptable. Jersey as well as Otis street residents deserve better. And I can only imagine what residents on Trenton see, but that was their risk moving to a main street. Jersey and Otis are not main roads and the speed of traffic on these roads is unacceptable
- Better drainage. Repair the streets
- Better traffic flow
- make sure streets drain appropriately and safely; ensure safe and clean water always; update public buildings and maintain them
- Improve sewerage equipment, keep street in better repair, upgrade fire fighting equipment
- A public place, such as the Ike, for singers to visit and hold concerts. A concert venue would be a HUGE improvement to our area. The nearest concert arena is the Century Link Center in Bossier. If the City of West Monroe had a concert arena, this would draw more concerts to our area. I cannot remember the last time the Monroe Civic Center hosted any "Huge" singer/entertainers to our area.
- Flood mitigation would probably be the most pertinent for our area.
- Increase road quality
- I don't know.
- Drainage. Street lights. Wider streets. Clearing out junky businesses
- Just continue to keep us safe and provide clean water and good drainage systems.
- Lighting on streets leading to businesses; lit parking lots; street lighting in subdivisions
- Upgrading existing for each of the above
- WATER QUALITY
- water quality--it's so gross; streets, drainage, and the trash on the side of the road
- streets. drainage, expand or create new public venues
- Drainage improvements and revisions are very important. Also roads, schools, parks as said in other comments.

- ??
- Sewer and drainage are major concerns in certain areas of the city and have been for the last 25 years. Why hasn't that already been addressed??? Parkwood Drive off North 7th St is a prime example. Another by Walmart in WM off Thomas Rd.
- water definitely
- Water and sewage, maintain what you have.
- Yes
- Streets and bridges.
- Improve drainage around the paper mill to allow people len 3033 is closed it is impossible to get to work or to town to shopiving off Highway 34 a way to get to town. Wh
- Clean drinking water.
- Making the water clearer and better quality.
- Roads, drainage, public facilities
- Fixing streets and bridges.
- Address those areas which experience repeated drainage issues; work with Monroe to add another bridge between the two cities
- Fix GOWC
- drainage, water, we really need another bridge
- under ground utilities
- Cleaner water systems, better roads, street lights
- fix roadways, get new drainage systems, public parks
- Well more four and 5 lane roads and definitely improving draining in some areas like 5th street but the community center.
- better weather precautionary measures in place...underground electricity
- drainage, protected power and water sources
- fix traffic issues on cypress-well rd wallace area
- Water system should be better. I have to replace my washer and dishwasher nearly every five years due to water rust and buildup. We need more access to Monroe other than I-20 and Louisville bridge, more parks or petting zoo. Also, a tree fell through my house during the hurricane. No one from WM ever drove out to our area, including my State Farm agent. We just finished paying over \$50,000 in damages because we did not qualify with FEMA yet people with "connections" received all repairs paid.
- Fix the drainage problems and put all that under ground especially in neighborhoods
- ?
- Water problems (purity)
- water system need an overhaul. It is ridiculous not to mention unhealthy
- Drainage, public facilities
- It's ok to me.
- Keep them maintained.
- unsure
- There has to be a necessity to widen roads, build more round-a-bouts, more sidewalks, and more accessible locations that don't involve cars.
- All opf the above
- Better traffic flow, sewer, drainage
- Streets, bridges, zoning laws

- The water is absolutely horrendous!!
- drainage seems to be a problem when we get heavy rain
- Just fix the roads man
- Help the small businesses. Encourage more people to open a business in West Monroe.
- I hear of local flooding but have no history of what this area looked like 50 yrs ago. Certainly updating and upgrading structures, roads, pipes (water, sewer) would be of high importance.
- additional bridge over river
- Better traffic flow
- Work to replace aging pipes and other facilities.
- I have no idea
- Drainage seems to be an issue in some neighborhoods.
- Disaster mitigation.
- Not that familiar with drainage sewer bridges and disaster current status
- Water, streets
- Drainage, Disaster mitigation
- outline for the citizens a plan and vision then invest!
- Improved street lighting
- Be ahead of the curve on maintenance and expected use
- Updating and maintenance of outdated systems, etc
- We need to develop infrastructure, FIRST; then GROW INTO IT. Develop infrastructure, then recruit and grow into it. to it.
- Water, sewer, &" drainage
- The water and drainage just need their usual ongoing maintenance funded. The security of the water & sewer facilities may need frequent review.
- The street and water systems and drainage need to be updated. Planning for disasters are needed from experts.
- see above
- keep adding sidewalks
- Continued flood mitigation, maintain systems, underground utilities
- Drainage
- Nit sure. Thank
- Water quality.
- West Monroe has been proactive on these issues.
- How about no more pot holes! Tourists don't want their cars rattled to pieces when they visit. Nor do the residents
- Water
- Drainage Improvements. Roadway Improvements.
- Burying the tangled mess of power lines. Getting control of clean water management.
- better roads
- Water, sewer and drainage issues, as well as road and bridge maintenance are critical.
- Continue aggressive upgrades to all listed
- Give up on the water....nobody is going to start drinking public water anyway. Keep the major streets maintained.
- No shoulders on the bridge over the Ouachita
- Streets, same potholes for 3 years. Then public facilities could use updating.
- Water, streets and bridges

- drainage for flooding, resurface roads that keep getting patched
- ?
- water clean up, offer separate pick up for recycling or extend hours of center, light up roadways
- When I moved to the city, I was so happy to be able to drink water from my kitchen faucet...then it turned lite brownish color...I have to use a filter and buy bottle water again!
- Improve the drainage for the Sunshine Heights area, behind Walmart and south West Monroe.
- Be proactive in deterring future need
- ?
- The next five years I would love to see that the drainage is our fixed so no house has to flood. I would like to see a third bridge go in but the best place for it you have the push back from the residents that live in that area in Monroe.
- Flood control and improvement of roads and bridges
- Plan for climate change flooding. Look into ensuring sources of clean water.
- Drainage, streets, are the main problem areas I see
- Water, bridges, streets
- Water improvements
- More culverts, paving
- better quality streets that last longer than a couple years. make improvements to the street lighting along the major corridors in the city. keep providing good drinking water for our city. move the sidewalks along cypress from Wood St to North 7th Street further back from the main road. this will keep pedestrians from getting hit while walking. clear the drainage canals that run from i20 at stella mill to the pump stations that carry water runoff to the river. work with the parish to do any repairs needed to keep the neighborhoods from flooding. repair or replace any older bridges.
- Fix drainage along North 7th street. Make sure pipes don't burst again during winter storms.
- Find investors and companies willing to grow and build.
- 1. Make Greater Ouachita has constantly clean water. Install a siren for bad weather.
- Identify the critical needs first and foremost but also the needs that will eventually turn critical without being addressed in a timely manner. A 4th bridge remains a major need and would greatly encourage development of Trenton Street Golf area. Southside drainage needs to be addressed.
- Get clean water to the citizens of West Monroe. No more brown water!
- As our Mayor sees fit
- A solution for cleaner water, continued repairs on public streets, not forgetting residential communities. Continue progress on flood zones and how that affects homeowners.
- Drainage
- increase runoff retention or drainage capacity; fire Severn Trent for water system management; add public sidewalks
- Rebuild it
- Drainage, water quality,
- Water, street lights, sports complex, weather sirens

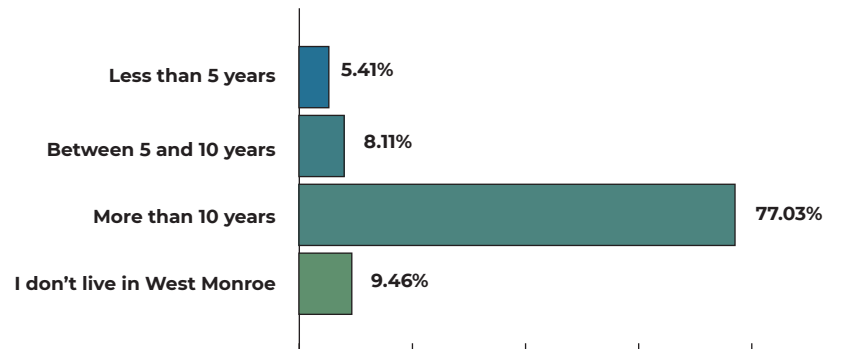
- Utilities, roads
- Certainly, some areas of town need significant improvements in drainage. While we can only work with what is already in place, we can enact zoning to help prevent any changes to business or residential areas that would make the problem worse.
- Not well versed in this area.
- Improve drainage on cypress and around fitt
- WATER!!
- Water, streets and a new bridge to Monroe
- Lots of improvement seems to be needed for most of those; Another bridge across the Ouachita River would be super helpful
- Drainage and maintenance of road lines.
- water and public facilities
- Add a bridge to the north section of town
- better drainage, less flooded roads
- more pumps in areas that are prone to clogging and flooding
- Xmsnd
- access to funding for infrastructure, turning lanes
- Maintain drainage, enhance public facilities, improve roads, fill in potholes correctly, add roundabouts, improve signage, keep ditches clean and drained
- The most important improvement would be to dredge the drainage canal that goes throughout the City. This canal backs up and is a major cause of flooding in the City.
- x
- 1. Convert flood ways and low lands into greenspaces. 2. Extend road expansions to the outlying neighborhoods. 3. Acquire lands for industrial development 4. Partner with community groups to build up to date sports and recreation venues



What is your ZIP CODE of residence?

Zip Code	Count	Zip Code	Count
71201	10	71292	32
71291	169	71234	1
71292	1	11111	1
71238	32	71232	1
71203	1	71251	1
71225	4	71269	1

How long have you lived in West Monroe?

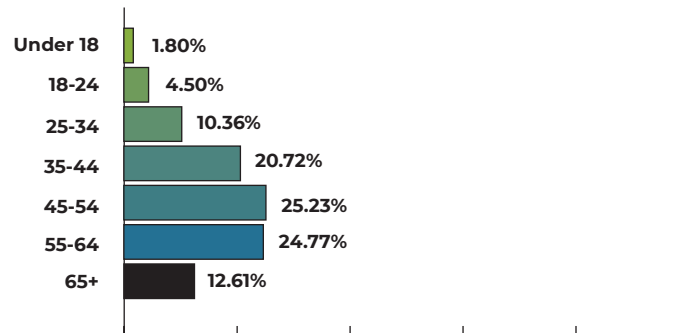


Please list your city of residence if you do not live in West Monroe:

- Monroe
- West Monroe
- West Monroe
- parish
- West Monroe
- Eros
- Ouachita Parish
- Monroe
- Ouachita parish
- West Ouachita Parish
- Monroe but I teach at West Ouachita and my family is from WM
- West Monroe
- West Monroe
- Monroe
- Caldwell I work in West Monroe
- Monroe
- Philpot road
- Monroe
- Downsville
- Indian Lakes subdivision
- Monroe
- Sterlington
- i live outside the City Limits.
- I live literally right outside the city limits. I consider myself to live in West Monroe and my mail is addressed to West Monroe, but technically I don't live here. I'd love to be included in a city limit expansion.
- I moved to Baton Rouge for 5 years and really enjoyed it.
- Monroe
- Monroe
- Franklin parish
- Jonesboro
- Richland Parish

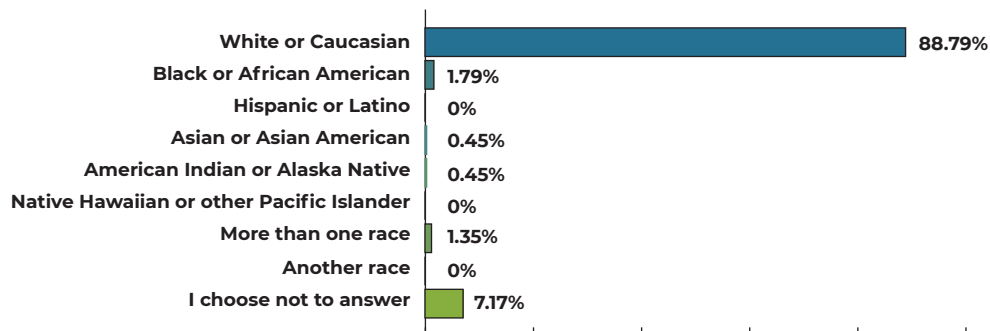
22

How old are you?



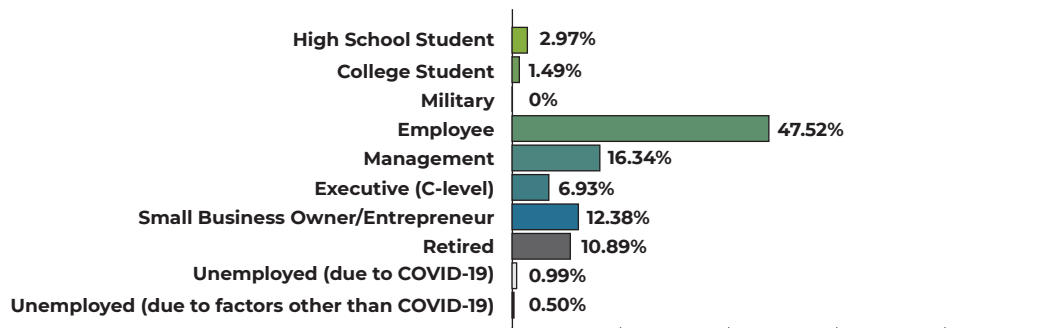
23

What is your race or ethnicity?



24

Please select the answer that most accurately describes your current employment:



Other (please specify)

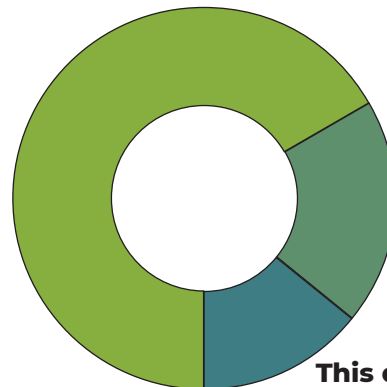
- Manage Ouachita Valley and Interim Manager Ollie Burns Public Libraries
- part time employee in dental field
- Teacher
- Community volunteer
- Public official
- Small Business Owner and Parish Employee

- Teacher
- teacher in ouachita parish
- Teacher/Coach
- Educator
- Employee and Business Owner
- Teacher
- I also own a small business
- OPSB teacher
- Teacher
- also an educator for over 10 years.
- I work Foe OPSB.
- Professional Land Surveyor
- University Professor
- Nurse
- self employed
- Homemaker, husband works
- librarian

25

Is your employer located in West Monroe?

Yes
66.67%

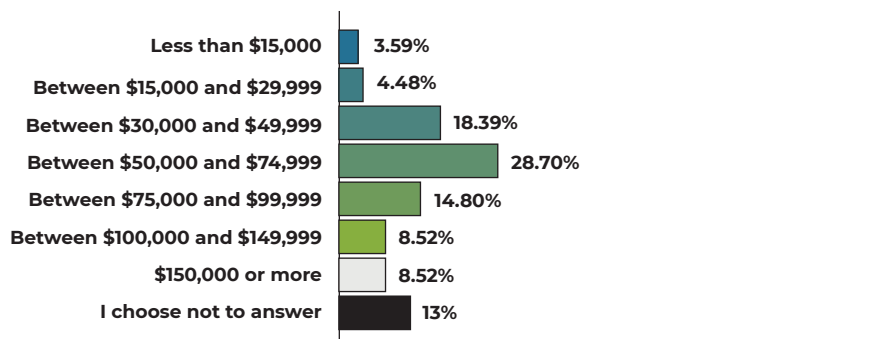


No
19.37%

This question does not apply to me
13.96%

26

What is your average annual income?





West Monroe Master Plan Steering Committee Survey Results

Please note: Responses have not been edited for grammatical or spelling errors in order to maintain their integrity.

1

Looking ahead, how do you envision West Monroe in 25 years?

- A clean, safe city that provides an environment that is safe for my children and grandchildren.
- Hopefully growing and progressive.
- The preferred place of residence in NE Louisiana. A growing infrastructure of business and a hub for entertainment.
- progressive. low unemployment. The place to be!!!
- Vibrant small town of 25,000 residents who are a mix of growing families and retirees. The city boasts low crime-rate, affordable cost of living, and a wide range of community attractions. Its people value faith and family. The city features a downtown bustling with boutique shops, eateries, and outdoor events, while the I-20 corridor is comprised of restaurants and entertainment venues.
- A thriving community with a really cool downtown district and strong small business economy.
- Modernized with clean streets, businesses in west Monroe with updated presentable facilities, more housing development with new homes or renovation of older homes to bolster property values and increase residence of affluence rather than lower income dwellings which propagate crime.
- Strong. Following a similar example set by Ruston.
- A thriving community that offers great schools, communities with walking trails and bike paths and increased retail
- About the same, would like to see more recreational areas inside the city limits.
- Completion of retail projects in front of the IKEA Center and housing developments that offer greenways for walking and biking; expansion of health care facilities

2

What is West Monroe's greatest asset for land use and/or maintaining community character?

- The Ouachita River
- "1. The river and city park areas.
- 2. Business development sites (Mane St) a close 2nd."

- People need to take pride in their locations and do what it takes to keep the locations looking clean and inviting. We need community pride. No matter what the area is used for. As a city, we need to make the most of what we have.
- Spirit of community and unity. Most residents are proud to call West Monroe home, but we have become stagnant. There is still ample opportunity for growth due to large tracts of property being available but zoning issues and blighted areas are of concern.
- The Downtown District
- The downtown area according to the proposed master plan and the area near the Ike.
- Parks and recreation; also learning to capitalize on our water ways
- The Trenton Downtown Area - Downing Pines Area Development - North 7th Street (golf course)
- Continue to upgrade and develop downtown. Recruit businesses/ industry of new productivity-enhancing technologies, such as robotics and international competition. Also, computer occupations, such as information security analysts.
- Low property taxes and land that can be developed such as the properties on 7th street/Hwy 143
- Sports is a driver in our surrounding area. We seem to be lagging behind with dilapidated worn out complexes.
- Areas along I-20 that offer easy on and off access from I-20

3

What is West Monroe's greatest challenge for land use and maintaining community character?

- The lack of access to the Ouachita River
- Confinement of city limits.
- Making people happy. I don't agree that is the priority at all, but dealing with folks that think they know what is best for the city (because of what they want).
- zoning and blighted areas along with crime
- Aging housing stock and commercial metal buildings.
- City limit constraints. Much of the land is already in use. Or at least what I know of it. Also the surrounding areas. For example, the old golf course area...if a new retail development is built on the west side of the land, it will be directly across the street from an old shopping center.

- Water ways; drainage; city streets; city expansion
- Underutilized land. Curb Appeal.
- Being land locked. Extremely limited with expansion.
- Blighted properties that need to be renovated if possible or torn down if that is not possible
- The vision is for more strip malls. That doesn't sell houses. In my opinion.
- The property along the Ouachita River and also access on and off I 20 at Well Road when there needs to be an off/on ramp on the south side as there is for Downing Pines on the north side

4

Over the next five years, what are the most important improvements the City of West Monroe can make to its land uses and community character (ex. zoning, growth areas, annexation, etc.)?

- Annexation of areas that will allow for the development of safe neighborhoods
- "1. Zoning
- 2. Further development of downtown area (Trenton)"
- I think we need to continue to focus on drainage, beautification of existing locations, and maximizing existing property. I like the idea of annexation if it creates revenue.
- Retail and industrial development are two areas that need to improve. Zoning is an issue as you can see from certain areas.
- "Replace/renovate aging infrastructure;
- Encourage renovations and expansion of the Downtown District;
- Keep safety/security of residences and business paramount."
- Downtown West Monroe, Indoor Sports Complex near the Ike, and the old golf course.
- Expand parks and recreation; invest in drainage and water way development (flooding is a HUGE problem in our area)
- Continued development along I-20
- Enhance subdivisions, especially around schools, to be more "community oriented"; targeting young families. Assist in promotion of skilled and educated workforce; bringing opportunities to citizens.
- Annexation, retail zoning and movement of mobile homes out of the city limits

- Work on the run down houses and businesses.
- Annexation of areas closest to current city limits that would provide retail sales tax revenues and property owners revenues from housing area

5

What is West Monroe's greatest asset for housing and neighborhoods?

- The West Monroe Garden District
- Our schools
- Low crime rate, great schools, and proximity to shopping/schools/ major highways.
- affordable housing
- Low crime-rate
- Seems to be a good bit of improvements being made in older neighborhoods while new neighborhoods are also being developed.
- Older neighborhoods which can be easily redeveloped; hardly any unused property to facilitate new builds
- "Access.
- Great School System"
- Relatively crime free, except for specific pockets of neighborhoods. Increase police presence and proactiveness in those areas. Market the city's crime rate. Provide incentives for home ownership.
- Good schools, improved traffic flow such as Arkansas Road and exit off of I 20 on Thomas Road
- Small town vibes.
- Old Trenton golf course, areas on north 7th that need old buildings demolished and new housing developments established

6

What is West Monroe's greatest challenge for housing and neighborhoods?

- Limited space for development and a large inventory of older homes within the city limits.

- schools
- “1. Multiple areas of dilapidated buildings/housing that discourage new development
- 2. high percentage of renters vs buyers”
- zoning issues. Mobile home park adjacent to upscale subdivisions.
- Aging housing stock
- Halfway houses, an abundance of rental properties, and AirBnBs being developed in city neighborhoods. I don't have a problem with rental properties, but homeowners tend to take care of their properties more than renters.
- Getting property owners to step their game up; there's a lot of wealth in our area with those who rent our properties etc but they are, in generally, houses that are in poor repair.
- Boundaries
- Growing percentage of rental properties. Enhance housing code enforcement to improve existing structures and properties.
- Planned housing developments with accessible transportation for retirees to retail and medical facilities
- The area around WMHS
- Housing south of I 20

7

Over the next five years, what are the most important improvements the City of West Monroe can make to its housing and neighborhoods (ex. existing housing stock, new housing development, neighborhoods and corridors, etc.)?

- Create new housing corridors where homes are not stacked one on top of another.
- continue to improve drainage, lighting, and the roads
- Zoning to force property clean up and improvement
- improve zoning laws to protect land values
- “Attract private investors who will turn over residential housing stock;
- Prioritize revitalization of the central residential districts over new development on fringes;
- Develop recreational features in/around residential areas;
- Keep safety/security of residences and business paramount.
- “Create zoning ordinances against halfway and drug rehab

transition houses being in neighborhoods or at least prevent them from being close to a school. In my neighborhood, there is one on the same street as an elementary school and one three blocks away. One former resident has been arrested multiple times and his listed address is still the transitional house that is three blocks away from the elementary school.

- Creating new housing developments would also be a great idea. “
- New home development; enforcement of cleanup by residents who think their yard is the local land fill; invest in local neighborhoods to lift areas out of poverty status
- Increased access to affordable housing
- See above.
- Continue to clean up blighted areas, especially those south of I 20. Work with rental property owners to incentivized them to perform upkeep on their properties
- Clean up the neighborhoods.
- Planned neighborhoods and demolition of blighted housing

8

What is West Monroe's greatest asset for transportation?

- No public transportation, The ever growing bike lane development within the city
- Access to I-20
- Proximity to major highways throughout West Monroe
- That there is no public bus system. Traffic flows fairly well . New traffic circles in areas work well.
- I-20
- Ease of traffic. Only takes about 5 minutes to get anywhere.
- Side walks; we need more pedestrian right of way lanes for bikes
- Access to a major East/West Interstate & Rail. North/South major Highway. Ouachita River
- Flow of traffic and road conditions.
- Pretty good traffic flow and ease of accessibility to I 20
- Sidewalks. I don't like the idea of busses.
- New roundabouts on Arkansas Road; additional turn lane onto Thomas Rd from I 20 and I 20 itself

9

What is West Monroe's greatest challenge for transportation?

- maintaining current roads
- Completing Arkansas Road; I know that isn't all part of the city, but is a huge challenge.
- Condition of state highways (Hwy 80)
- There is limited access to crossing the river. Need to revisit additional bridge and loop around city. Maintaining streets and bridges
- "Funding for capacity projects (new roads);
- Undersized street drainage system;
- Narrow rights-of-way on existing streets."
- Lack of public transit for some who need it.
- To expand the roadways to accommodate bike traffic; fix the sidewalks
- Lack of funding
- Flooding and drainage, but has improved dramatically.
- In adequate public transportation
- No public transportation
- Off ramps from I 20 and traffic north of Louisville on Trenton Street

10

Over the next five years, what are the most important improvements the City of West Monroe can make to its transportation infrastructure (ex. current road network, multimodal transportation, shared streets, etc.)?

- Establish a true multi model transportation hub on the Ouachita River. The current port does not utilize the River for transportation.
- Continue the improvements we have already started. The roundabouts are a huge improvement.
- Repair of Hwy 80-Cypress (this is a state issue?)
- road maintenance. Additional access to river crossing
- "Improve street drainage;
- Create multimodal street corridors connecting residential areas with commercial districts and recreational areas."
- I do think shared streets with bike lanes would be an improvement. Increase in walkability with the addition of more sidewalks.

- To expand the roadways to accommodate bike traffic; fix the sidewalks
- Expansion along major corridors
- Continue to improve drainage. Continue to maintain and upgrade road surfaces.
- Off ramp going east from I 20 at Downing Pines; more bike paths; police oversight of speeding drivers especially on Cypress Street between Thomas Road and Downing Pines
- Fix cypress street.
- Safe bike paths, improved enforcement of speed limits on Cypress/Hwy 80

11

What is West Monroe's greatest asset for parks and recreation?

- Korili Park
- The people. We have a sports minded that supports our parks and rec.
- Kiroli Park
- number of parks and river access for boating.
- "Kiroli Park;
- Unused green space at the old golf course and Parkwood."
- Kiroli
- Investing in these parks to keep them clean, presentable and squared away. No more lazy leaders
- "Access to parks/waterways/woods.
- Kiroli Park
- Kiroli park and improvements at Restoration Park
- Kiroli park
- "Kiroli and continued improvement of Restoration
- Safety is a concern at areas along the river and sometimes at Restoration"

12

What is West Monroe's greatest challenge for parks and recreation?

- maintaining a safe environment
- We need fields, and we need an indoor facility.
- No major challenges, besides how to use river front property

- Safety in the parks. Kiroli is fine but Restoration Park is scary. There should be a more central recreation district that will offer more choices for youth to be involved other than football, soccer and baseball. An area that brings youth and adult sports into the area and not to Beidenhorn or WOYSA.
- "Funding;
- Drainage;
- Maintenance."
- Kiroli is locked. Only one way in and out, which helps for the gate and collecting payment, but for large events it makes it difficult to get people in and out.
- Personnel set in place who do not manage them well; financial expense? Rethinking how we promote our parks and recreational areas to generate traffic
- Upkeep and improvements of the facilities.
- Safety
- Lazarre point
- Safety and maintenance

13

Over the next five years, what are the most important improvements the City of West Monroe can make to its parks and/or recreational amenities (ex. parks system, paths and trails, riverfront, etc.)?

- Develop the riverfront
- We need to add some lighted baseball/softball, football/soccer fields, and basketball courts.
- "1. Further paths/trails
- 2. Development of nice boat launch/entertainment area on riverfront"
- Form large Recreation District
- "Acquire property to prevent development of greenspace;
- Create river access;
- New shared-use paths."
- More amenities at Lazarre, adding the park at the old golf course area.
- Create new parks and areas of recreation; invest in water way paths
- Entertainment for young professionals.
- Replace old damaged equipment, repair surfaces such as tennis courts. Develop the riverfront and link it to downtown development.

- Cameras installed for safety, continued control of pathways by controlling weeds and walking paths cracks, more greenways in neighborhoods.
 - Add more walking areas that are lit and safe. Maybe at the old golf course
 - Walking path upkeep; new bike paths and greenways through neighborhood
- Safety is a concern at areas along the river and sometimes at Restoration”

14

What is West Monroe’s greatest asset for economic development?

- Close proximity to river, rail and interstate transportation
- Our Mayor. She wants to grow and makes it a priority.
- Unused area throughout Downing Pines, Mane, and Pavillion St. Excellent proximity to Interstate-20 and great access.
- Land availability, access to skilled workers from local universities, progressive city administration
- I-20 frontage property
- Location along I-20, easy to work with city administration
- Our local major corporations; hospitals, paper mill, local restaurant industry
- “Ike Hamilton area.
- Promote school system to entice new industry.”
- Local community college and university. Also, along I-20 with an airport in close proximity. People and culture (friendly, southern, hospitable).
- Low taxes and accessibility to the river and interstate
- Paper mill
- Antique Alley

15

What is West Monroe’s greatest challenge for economic development?

- Establishing businesses that are not retail/entertainment based to provide jobs and tax revenue

- We need someone that focuses on economic growth. We also need to figure out a way to utilize the existing vacant buildings that we have.
- Limited property other than Downing Pines area
- encouraging new industry into the area.
- Lack of large affluent residential population in the region.
- Workforce- if you recruit more businesses or open businesses, but don't have the workforce to support it, the businesses won't be successful.
- It seems we are land locked
- "Younger generation leaving and moving to more ""attractive"" places.
- Increasing job growth with self-sustaining wages to keep our young people here."
- Poverty and obstacles in expanding the city limits.
- Support from the citizens to understand the necessity to annex
- Papermill
- Lack of large box retailer such as Home Depot or Lowe's

16

Over the next five years, what are the most important improvements the City of West Monroe can make to its economic development efforts (ex. key industries, workforce, strategic partners, etc.)?

- establish businesses that are not retail based and recession resistant to provide stable sources of income for city residents and a stable tax base for the city
- That's a great question. Retail growth has changed so much over the last couple of years. I do think with the current shopping conditions because of the pandemic, open air and strip centers are going to continue to grow, and could possibly take from the indoor malls. I think the priority needs to be to have someone that focuses on retail growth, and the retailers that are growing. If it is discount retailers, locate those retailers and prioritize getting them here. It's easier said than done.
- Must secure additional large manufacturing or other tax paying business (call center/etc..)
- As with most cities in Louisiana getting outside industry to understand what a wonderful place we live in will be difficult. I believe infrastructure improvement along with identifying the key industry that matches the values of our community is vital.

- “Infrastructure improvements and incentives to attract large employers;
- Create small business communities - integrated small business/ residential pockets with complementary services and quality communications/public works infrastructure. “
- Not sure how much control you have over this, but ensure that a business is right for that location. And that we don’t have an For example, we have had multiple car washes pop up in the last few years. Maybe try to limit that?
- Expand the city, grow our key industries, strategic partnerships with local restaurants (not major food chains) to help locally own businesses by locally owned families. Make the little guy important.
- Increase efforts to draw in young families
- See about the industries and businesses from previous. Enhance cooperation and partnerships with ULM and LDCC. Pressure both colleges to support and work with our local economic drivers.
- Large box retail stores such as Home Depot or Lowe’s and continued development of land in front of Ike Center. West Monroe needs more revenue generated from other entities than hotels and restaurants. The pandemic has shown that is revenue, while good, is not as stable as once thought
- Good question.
- Partnership with City of Monroe to enhance property on both sides of the Ouachita River

17

What is West Monroe’s greatest asset for public infrastructure?

- Ouachita River
- We have great roads.
- no answer
- ease of movement around the area
- Leveraged State/Fed funding.
- The potential for the indoor sports complex and the new downtown West Monroe streetscape.
- Sewer and water seem to be good. Disaster response is always great. Mayor and her team do a great job with that
- Water
- Improvements made to flooding and drainage. Road surfaces.

- To state the “greatest asset” is hard. West Monroe has made improvements in water, roads, drainage assets but to say anything is the “greatest” is hard to determine
- Parish bus system
- Would probably need to annex property to have more areas for public infrastructure

18

What is West Monroe’s greatest challenge for public infrastructure?

- Maintaining an aged infrastructure
- n/a
- no answer
- Although at present it is fairly easy to navigate around WM. It is becoming increasingly more difficult. A new vision and plan to navigate not only within the city but to connect to the outlying areas and with Monroe is needed.
- Adequate funding to simultaneously maintain and grow.
- I can’t think of anything here.
- Storm water drainage
- Water infrastructure/Flood Management
- Flooding and drainage.
- No public transport
- Challenge of annexation due to Parish Govt. hold on properties

19

Over the next five years, what are the most important improvements the City of West Monroe can make to its public infrastructure (ex. water, sewer, drainage, streets and bridges, public facilities, disaster mitigation, etc.)?

- Improving critical infrastructure that is disaster resilient
- Continue the focus of what we are doing now. We need to utilize the public facilities we have.
- Gradual burying of power/utility lines

- Streets and bridges
- Replace old sewer lift stations; Repair and clean drainage canals to the river; Address localized drainage problems; Rebuild/overlay aging roads.
- Indoor sports complex, increased pumping capabilities
- More preparation for disaster response; city drainage
- Drainage, public facilities, lighting
- Continue improving flooding and drainage.
- Fixing drainage from neighborhoods
- Drainage

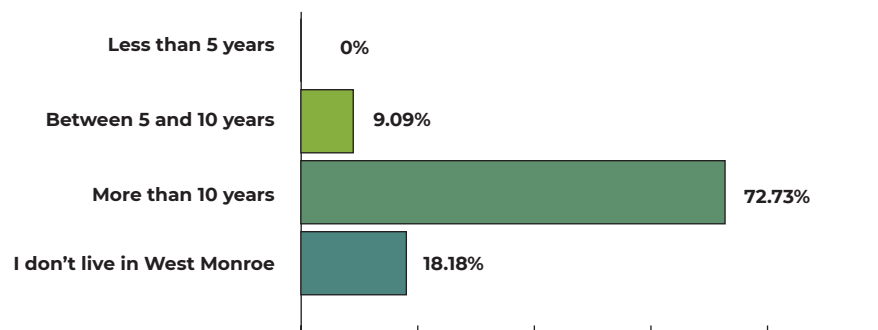
20

What is your ZIP CODE of residence?

Zip Code	Count
71291	10
71292	1
71225	1

21

How long have you lived in West Monroe?

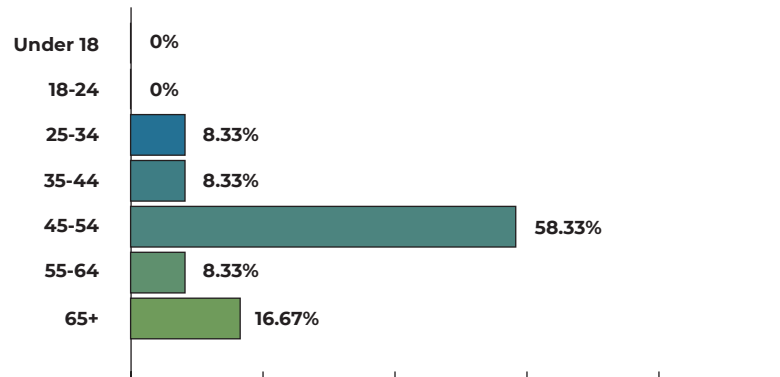


Please list your city of residence if you do not live in West Monroe:

- N/A
- I live outside the city limits of West Monroe but not in another city.
Closer to Drew or Claiborne
- Calhoun
- Parish

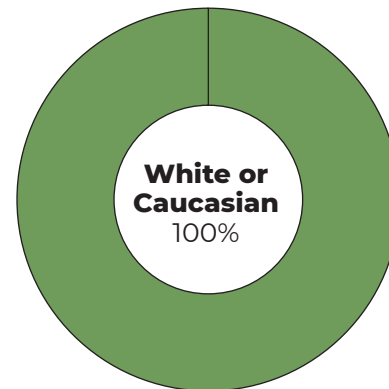
22

How old are you?



23

What is your race or ethnicity?



24

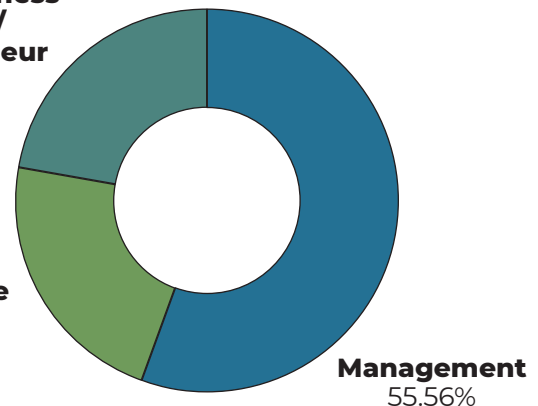
Please select the answer that most accurately describes your current employment:

Other (please specify)

- Disaster Recovery
- N/A
- Education
- Pastor

Small Business Owner/Entrepreneur
22.22%

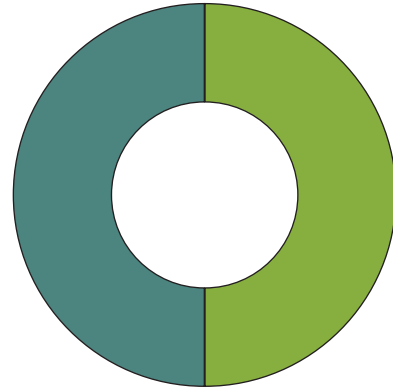
Executive (C-level)
22.22%



25

Is your employer located in West Monroe?

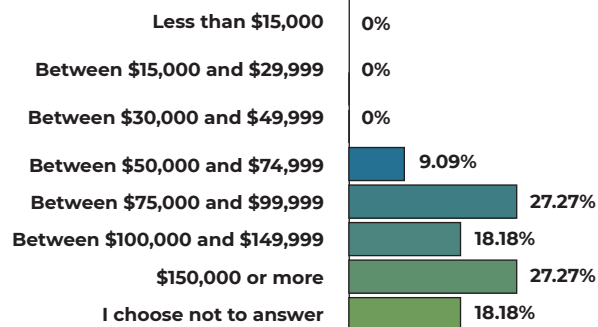
No
50%



Yes
50%

26

What is your average annual income?





APPENDIX B:

BEST PRACTICES & RESOURCES

best practices & resources

Community Character and Land Use

- [West Monroe Historic and Cultural Districts](#)
- [West Monroe Economic Development Districts](#)

Housing and Neighborhoods

- [Short-Term Rental \(STR\) Regulations](#)

Transportation

- [2045 Metropolitan Transportation Plan](#)
- [ADA Transition Plan](#)

Parks and Recreation

- [Bicycle & Pedestrian Plan](#)
- [Riverfront Park Rendering](#)
- [West Monroe Greenway Concepts](#)

Economic Development

- Incentives
 - [LED Business Incentives](#)
 - [GNO Inc. - Incentive Fact Sheets](#)
 - [New Orleans Incentive Matrix](#)
- Fast Track Permitting
 - [Calvert County, MD](#)
 - [Loudoun County, VA](#)
 - [Sacramento County, CA](#)

Public Infrastructure

- [Capital Planning in the Digital Era](#)