



City of Monroe LCI Five Year Update



*Submitted by the City of Monroe
Prepared by Keck & Wood, Inc.
January 2013*

ACKNOWLEDGEMENTS:



City of Monroe

City of Monroe Mayor
Greg Thompson

City of Monroe Council Members

Lee Malcom – District 1
Denise Dixon – District 2
Nathan Purvis – District 3
Larry Bradley – District 4
Rita Scott – District 5
Wayne Adcock – District 6
Nathan Little – District 7
Jimmy Richardson – District 8

Interim City Administrator
Matthew Chancey

TABLE OF CONTENTS:

Introduction..... 1

Evaluation and Appraisal..... 2

 Overall Plan Success.....2

 Implementation Challenges..... 3

Report of Accomplishments.....3

Concept Plan Revisions..... 3

Recent Development..... 3

Updated Action Plan.....5

 Continued Implementation of the Plan..... 6

Appendix.....7

LCI Study Area Map.....8

Report of Accomplishments Spreadsheet..... 9

Updated 5-Year Action Plan.....13

Updated 5-Year Action Plan Map.....14

City of Monroe Sidewalk Master Plan.....15

Monroe Mill District Master Plan.....16

Attachments:

City Council Approval Resolution, dated January 8, 2013..... 17

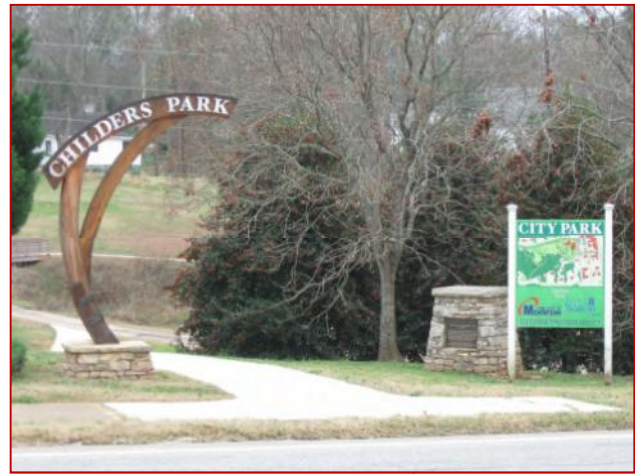
INTRODUCTION:

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

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

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

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



New Childers Park



“Main Street” Website – monroedowntown.com

Since completing the LCI study, the City has made positive strides towards implementing the goals and objectives of the study. The City recently received LCI implementation funds for a bicycle and pedestrian facility improvements project along North Broad Street, along with Transportation Enhancement (TE) funds for pedestrian upgrades along South Broad Street. The City has dedicated resources to branding, marketing plans & materials, way-finding and numerous economic development avenues.

EVALUATION & APPRAISAL:

The Evaluation & Appraisal section of this report provides a discussion of the LCI plan implementation progress since 2008, when the original study was completed. It highlights completed action, new developments and infrastructure upgrades, as well as actions that have not been accomplished from the 2007-08 action plan.

Overall Plan Success

The 2007-08 LCI study identified 31 transportation related projects and 31 other local initiatives including numerous marketing and economic development programs. The progress on priority transportation projects has been above average; however, the completion and adoption of the economic development programs has sparked critical redevelopment projects.

Since the 2007-08 LCI study the City of Monroe has completed six transportation related projects with six projects currently underway and nearing completion. These completed and underway transportation projects have been achieved in a variety of ways. Some are combined with public initiatives, such as new or upgraded infrastructure, to improve efficiency. The City Staff and consultant teams have worked closely with GDOT and the ARC to apply for project funding from a variety of available sources. In addition and where possible, the City has been diligent in monitoring private development to ensure that it does not occur in a way that precludes recommended transportation projects.



Economic Development Branding



Local Farmer's Market

The most progress in regards to implementing the vision of the 2007-08 LCI has been in the non- transportation related sector. During this planning period the City was able to contribute numerous resources to Brand Identity & Marketing Plans, begin development of a Town Center Website, implement Economic Development initiatives and provide full support of private investor renovations of Avondale and Monroe Cotton Mills redevelopment.

In addition, the City received supplemental LCI funds for code revisions that encompass portions of the LCI area. The City recently adopted a Short Term Work Program (STWP) that will further support the goals and objectives of the LCI as well as improve the implementation of the overall plan.

Implementation Challenges

The City of Monroe, like most other LCI communities, has had some difficulty in implementing the overall vision of the LCI due to the lack of funding. The City only received 60% of its 2007-2012 SPLOST funds. The overall state of the economy has slowed development down in the City as well as the rest of the nation, forcing communities to further prioritize future projects with some projects being removed altogether from the planning process. This has been most notable in the lack of progress on housing initiatives within the LCI study area.

REPORT OF ACCOMPLISHMENTS:

As described above, since the 2007-08 LCI study the City of Monroe has completed six transportation related projects with six projects currently underway and nearing completion. During this planning period the City was able to contribute numerous resources to Brand Identity & Marketing Plans, begin development of a Town Center Website, implement Economic Development initiatives and provide full support of private investor renovations of Avondale and Monroe Cotton Mills redevelopment. A detailed report of accomplishments can be found in the appendix.



Mixed Use Redevelopment of Monroe Cotton Mills

CONCEPT PLAN REVISIONS:

There are no proposed revisions to the 2007-08 LCI Concept Plan. The lack of new development has delayed the need to re-evaluate any major changes to the original plan.

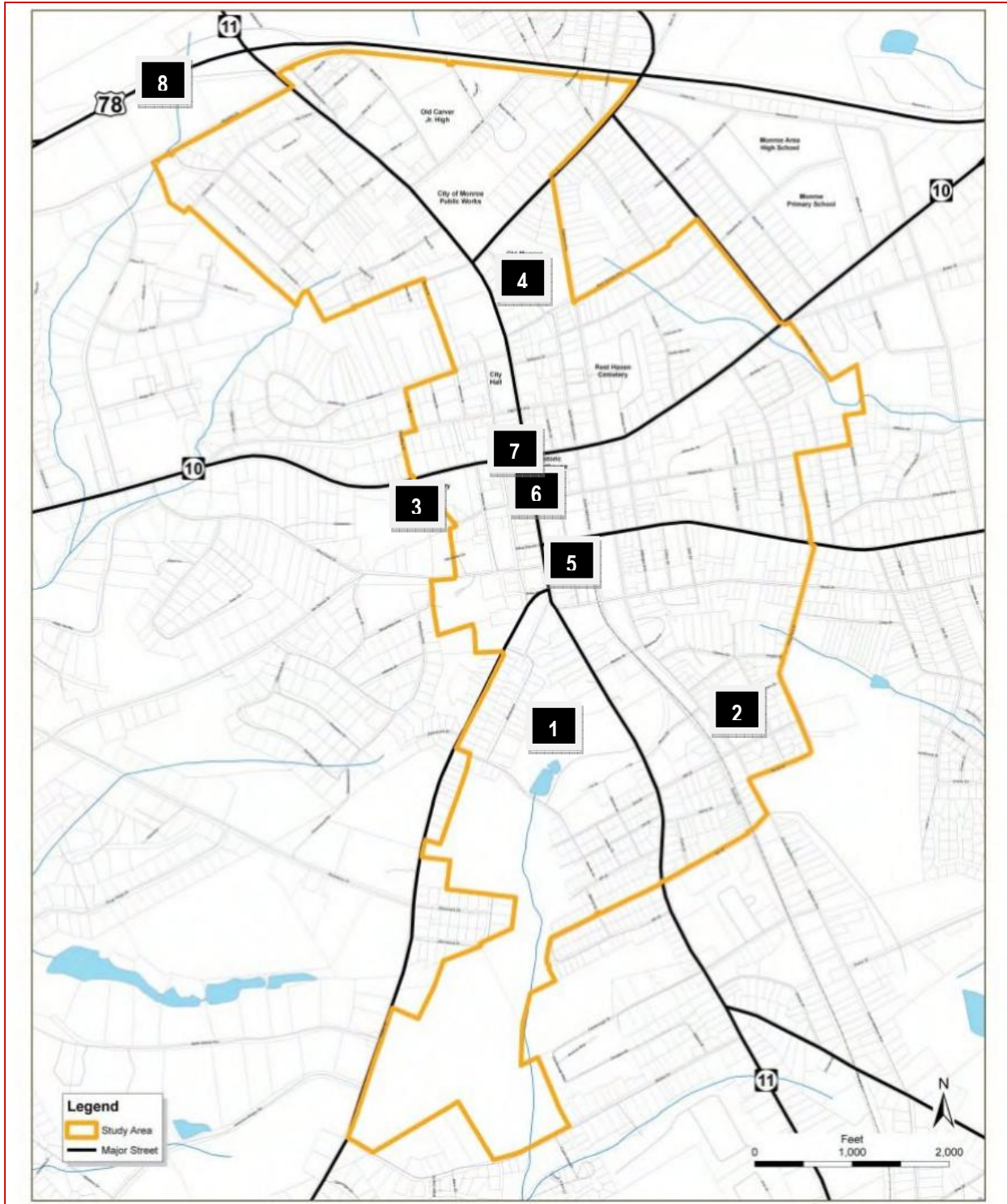
RECENT DEVELOPMENT:

Since the 2007-08 LCI Plan there have been several projects nearing completion or completed within the LCI plan area. These projects are summarized below and illustrated on Map "A":

1. Avondale Mills Mixed-use Redevelopment
2. Monroe Cotton Mills (a.k.a. Walton Mills) Mixed-use Redevelopment
3. Childers Park – 17 Acre Passive Park
4. Midland Avenue Sidewalks
5. South Lumpkin Street Sidewalks and Pedestrian Lights

- 6. Downtown Directional Signage
- 7. Installation of Bicycle Racks Downtown
- 8. Monroe Directional Signs on US 78

Map "A"



UPDATED ACTION PLAN:

The Action Plan outlines the steps to be taken by the City of Monroe in order to continue implementing the goals and objectives of the LCI Plan in the years ahead. In addition to the Action Plan, the City has recently adopted a Short Term Work Program to be implemented thru the year 2016. The City has also developed an in depth Sidewalk Master Plan, detailing the City’s plans for continued implementation of the LCI’s plan for sidewalk implementation. An updated Implementation Plan with Updated 5-year Action Plan can be found in the appendix.



The City has also adopted a Master Plan for the LCI area known as the “Monroe Mill District”, located just south of the downtown core. An exhibit depicting the Monroe Mill District Master Plan can be found in the appendix.

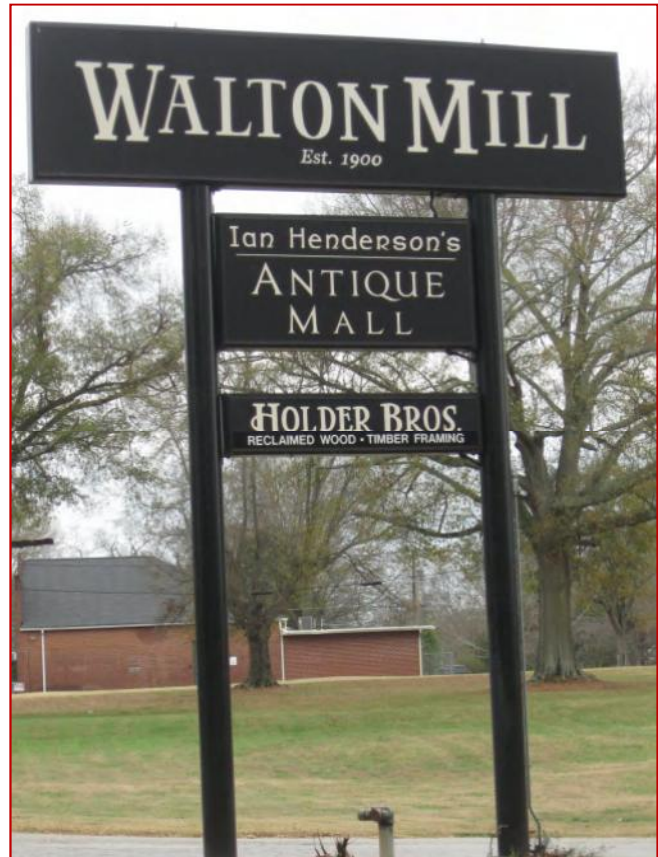
The City has recently created a priority list of sidewalk improvements (some of which are outside the plan area) to be constructed over the next several years. The City intends to construct approximately 32,000 linear feet of sidewalk within the City of Monroe. Below is a list of the proposed sidewalk projects (a map of the Sidewalk Master Plan can be found in the appendix):

April – October 2013	Length (ft)
Church Street – (Wall St. – Landers St.)	2,429
West Spring Street – (Plaza Dr. – To existing sidewalk towards town)	2,746
South Madison Avenue – (Atha St. – City limits)	1,954
East Spring St. – (Felker St. – Baker St.)	739
Baker Street – (E. Spring St. – S. Hammond Dr.)	1,531
South Hammond Drive – (Baker St. – Church St.)	2,746
Plaza Drive – (Plaza Tr. – W. Spring Street)	1,795
Plaza Trace – (Plaza Dr. – Cul-de-sac)	1,584
Baron Drive – (Church St. – To existing sidewalk)	550
Wall Street – (Davis St. – Church St.)	475
Total	16,549
April – October 2015	Length (ft)
South Broad – (Fambrough St. – Walker Dr.)	1,848
McDaniel Street – (Pinecrest – Spring Place)	5,069
Davis Street – (Ash St. – Wall St.)	950
Magnolia Street – (Davis St. – Magnolia Terr.)	950
G.W. Carver – (Carver Place – N. Broad St.)	845
Fambrough Street – (Bridge Pl. – Hillcrest Village)	2,323
Towler Street – (South Madison Ave. – Airport)	2,746
Alcovy Street – (Existing sidewalk – Breedlove Dr.)	528
Total	15,259

Continued Implementation of the Plan

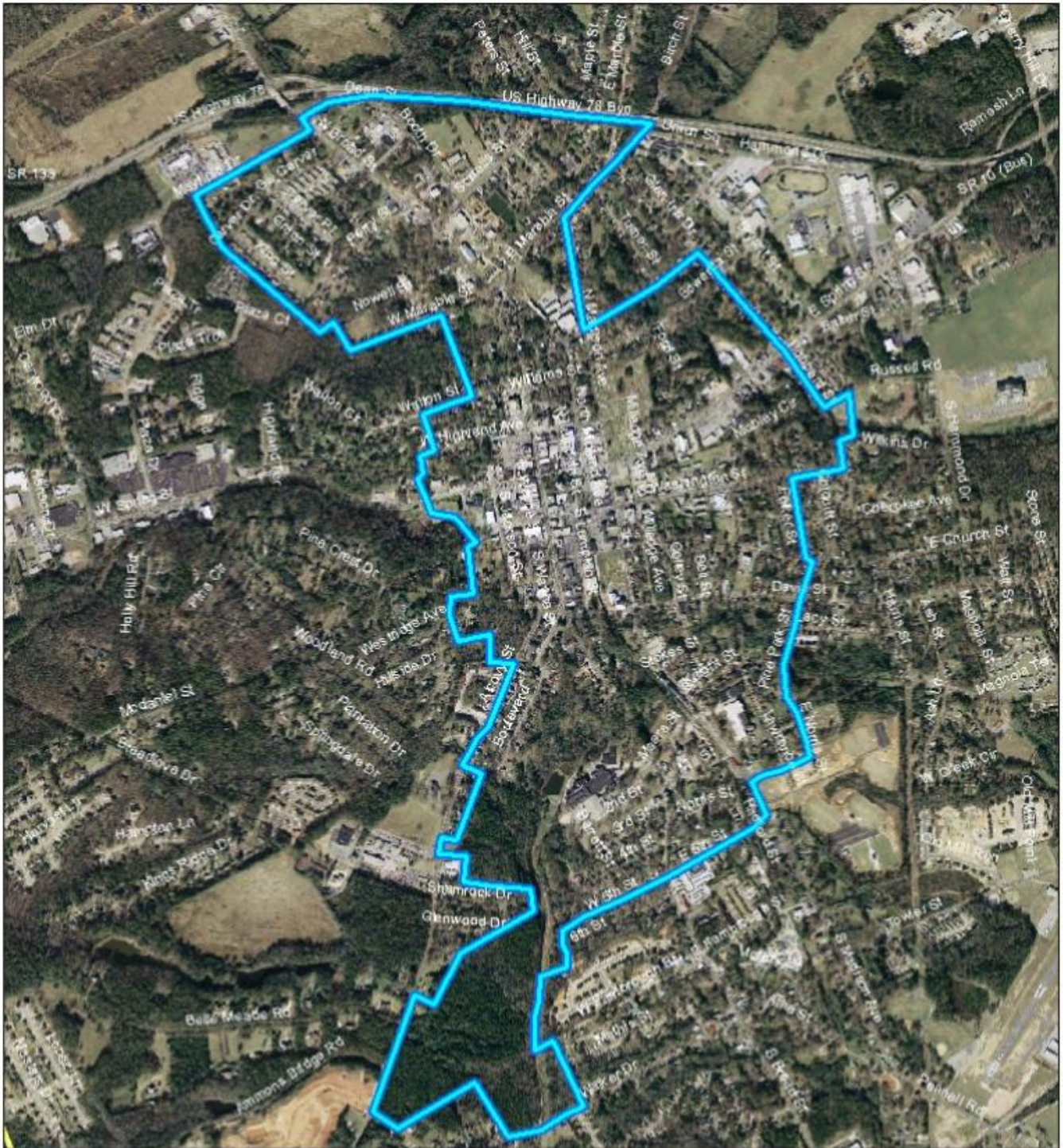
To ensure implementation of the projects identified in the following tables and the policies of the 2007-08 LCI, continued diligence will be required on the part of the City's residents, businesses, and leaders. It is critical to the effectiveness of the LCI Plan that citizens, businesses, and community leaders are or become engaged in this process. This area of the planning process needs to be improved upon in order for project implementation to be successful. Stakeholders must cooperate with City government staff and developers to ensure that private developments support the vision of the LCI Plan and are satisfactorily implemented.

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

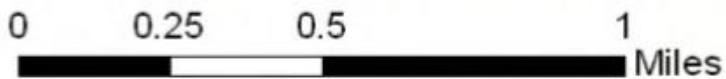


Mixed Use Redevelopment of Avondale Mills

Appendix



Monroe Town Center



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



REPORT OF ACCOMPLISHMENTS
Monroe LCI

Instructions: In the left columns, list all projects/actions identified in your LCI 5-Year Action Plan. Check the appropriate status box for each project. Provide details when necessary, including when a project has missed its deadline or has become irrelevant.

Transportation Initiatives

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Underway	Not Started	Not Relevant	
T-1	Pedestrian Facility - Broad Street (Davis St to 2nd St)	2010	2013		X			DESIGN IS CURRENTLY ONGOING FOR THIS PROJECT. PROJECT IS BEING FUNDED WITH TRANSPORTATION ENHANCEMENT FUNDS AND LOCAL FUNDS. GDOT PI # IS 0009139.
T-2	Pedestrian Facility - N. Broad St, Marable St to US 78	2013	2017		X			PROJECT IS BEING FUNDED WITH LIVABLE CENTERS INITIATIVE FUNDS AND LOCAL FUNDS. GDOT PI # IS 0011641. SCOPING REPORT HAS BEEN APPROVED BY ARC. THE PEA IS CURRENTLY ROUTING FOR EXECUTION.
T-3	Pedestrian Facility - Route to Park (2nd Street to new park)				X			MASTER PLAN OF THE MILL DISTRICT AREA HAS BEEN PREPARED THAT INCLUDES THIS PEDESTRIAN FACILITY. CITY CURRENTLY IN DISCUSSION WITH RAILROAD TO USE R/W FOR TRAIL PROJECT.
T-4	Pedestrian Facility - Spring St					X		
T-5	Pedestrian Facility - Alcovy St (Ammons Bridge Rd to Sherwood Dr)					X		
T-6	Sidewalk Masterplan Implementation (53,387 ft)					X		
T-6a	SR 11, Church St to Davis St (646 ft)					X		
T-6b	Dean St (1,517 ft)				X			CITY HAS INSTALLED NEW CURB AND GUTTER AT THIS LOCATION.
T-6c	Morrow St (522)					X		
T-6d	N Midland Ave (732 ft)					X		
T-6e	Oak St (560 ft)					X		
T-6f	SR 11, Mayfield Dr to Sorrells St (1,593 ft)					X		
T-6g	Cook St (643 ft)					X		
T-6h	Bold Spring Ave (931 ft)					X		
T-6i	Midland Ave (248 ft)			X				CITY HAS INSTALLED NEW SIDEWALK BETWEEN SPRING STREET AND HIGHLAND AVENUE.
T-6j	2nd St (1,141 ft)					X		
T-6k	3rd St (810 ft)					X		
T-6l	4th St (923 ft)					X		
T-6m	Giles St (356 ft)					X		
T-6n	5th St (1,456 ft)					X		
T-6o	GW Carver Dr (1,672 ft)					X		
T-6p	Mears St, from SR 11 to Madison Ave (711 ft)				X			MASTER PLAN OF THE MILL DISTRICT AREA HAS BEEN PREPARED THAT INCLUDES THIS PEDESTRIAN FACILITY.
T-6q	Mayfield Dr (1,601 ft)					X		
T-6r	Mill St (1,467 ft)					X		
T-6s	Pine Knoll (354 ft)					X		
T-6t	Norris St, from SR 11 to Radford St (711 ft)					X		
T-6u	Nowell St (1,463)					X		
T-6v	Southview Dr (384 ft)					X		
T-6w	Felker St (1,826 ft)					X		
T-6x	W Marable St (1,462 ft)					X		
T-6y	W Washington St (600 ft)					X		
T-6z	Walker Dr (528 ft)				X			MASTER PLAN OF THE MILL DISTRICT AREA HAS BEEN PREPARED THAT INCLUDES THIS PEDESTRIAN FACILITY.
T-6aa	Hubbard St (1,014 ft)					X		
T-6bb	Ford St (1,101 ft)					X		
T-6cc	Milledge Ave (1,052 ft)					X		
T-6dd	N Wayne St (1,000 ft)					X		
T-6ee	S Wayne St (927 ft)					X		

REPORT OF ACCOMPLISHMENTS
Monroe LCI

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
T-6ff	Bell St (631 ft)					X		
T-6gg	Colley St (629 ft)					X		
T-6hh	S Lumpkin St (649 ft)			X				CITY HAS INSTALLED NEW SIDEWALK, CURB & GUTTER AND PEDESTRIAN LIGHTS BETWEEN SPRING STREET AND HIGHLAND AVENUE.
T-6ii	Duke St (516 ft)					X		
T-6jj	Knight St (590 ft)					X		
T-6kk	E 5th St (267 ft)					X		
T-6ll	Lawrence St (1,254 ft)					X		
T-6mm	Mears St, from Pine Park St to Lawrence St (300 ft)					X		
T-6nn	Norris St, from Pine Park St to S Madison Ave (594 ft)					X		
T-6oo	Unknown St, from 2nd to 4th (440 ft)					X		
T-6pp	Pine Park St (2,069 ft)					X		
T-6qq	Stokes St (1,286 ft)					X		
T-6rr	Unknown St, from 2nd to 4th (452 ft)					X		
T-6ss	Launius Ave (895 ft)					X		
T-6tt	Alley (218 ft)					X		
T-6uu	Barrett St (1,901 ft)					X		
T-6vv	Colquit St (304 ft)					X		
T-6ww	Day St (368 ft)					X		
T-6xx	E Washington St (1,220 ft)					X		
T-6yy	Green St (2,120 ft)					X		
T-6zz	High School Ave (632 ft)					X		
T-6aaa	King St (1,015 ft)					X		
T-6bbb	Mobley Cir (1,108 ft)					X		
T-6ccc	Nelson St (533 ft)					X		
T-6ddd	Northview St (344 ft)					X		
T-6eee	Public Alley (891 ft)					X		
T-6ggg	Public Alley, from E Washington St to dead end (358 ft)					X		
T-6hhh	Public Alley, from Walton St to Highland Ave (420 ft)					X		
T-7	Public alley upgrades (between Broad and Wayne in downtown core)					X		
T-10	Madison Avenue Upgrade					X		
T-11	Truck Route					X		
T-12	Avondale Connector					X		
T-13	Study of Broad Street/Alcovy Street and Broad Street/Mears Street intersections					X		
T-20	Park-and-Ride Lot at US 78 and US 11 (115 Oak Street, old school central offices)					X		
T-21	Special Events Shuttle					X		
T-22	Broad Street Signal Timing					X		
T-23	Traffic Calming Devices					X		

REPORT OF ACCOMPLISHMENTS
Monroe LCI

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
T-24	Multi-Use Trails					X		
T-24a	Walton Mills to Avondale Mills					X		
T-24b	Railroad to reserver "rail with trail" (within Study Area only)					X		
T-25	Downtown Directional Signage (also project O-3)	n/a	2008	X				The City DDA directed this project with city allocated funds.
T-26	Bicycle Racks	n/a	2008	X				Placed downtown Monroe through DDA
T-27	Replace Light Fixtures on Broad St	n/a	2014		X			Included in the City's Short Term Work Program 2012-2016.
T-28	Parking Deck (250 Spaces)					X		
T-29	Monroe Directional Signs on US 78, I-20	n/a	2011	X				Project directed through DDA for Downtown Area.
T-30	Share-the-road markings on Alcovy Street					X		
T-31	Share-the-road markings on Midland Street					X		

Other Local Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
O-1	Brand Identity & Marketing Plan	2010-2011	X				City contributed \$25,000 to "One Walton" branding.
O-2	Town Center Website	Ongoing		X			City contributed \$5,000 to develop Main Street Website "monroedowntown.com".
O-3	Wayfinding (also project T-25)	2008	X				The City DDA directed this project with city allocated funds.
O-4	Branded Marketing Materials/Additional Collateral	Ongoing		X			Included on the Main Street Website.
O-5	Market Available Properties	Ongoing		X			Available properties are marketed on the Main Street Website.
O-6	Create Branded Economic Development Package	Ongoing		X			"Buy Local" branding economic development package stemmed from "One Walton" branding listed in O-1.
O-7	Promote Mixed-Use & Downtown Housing	Ongoing		X			Included in the Short Term Work Program and part of the City's code re-write. City received LCI supplemental funds for code re-write.
O-8	Recruit Downtown Destination Uses	Ongoing		X			City provides seasonal trolley tours / stops to local antique shops in August - November.
O-9	Create Partnership to Recruit Business/Development	Ongoing	X				Contributes \$30,000/year for economic development thru Electric Cities of Georgia and DDA partnership to promote retail and industrial development.
O-10	Create a Business Catalyst Program / Incubator				X		
O-11	Workforce Development & Training				X		
O-12	Incentive Programs for New Investment				X		
O-13	Aggressively market available development sites identified in the LCI Plan				X		
O-14	Tax Allocation District (TAD)				X		

REPORT OF ACCOMPLISHMENTS
Monroe LCI

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
O-15	Affordable Housing Initiatives					X		
O-16	Town center Community Improvement District (CID)					X		
O-17	Participate in National Trust for Historic Preservation's Main Street Program		2010	X				Received MainStreet Designation in 2010.
O-32	Monroe Directional Signs on US 78, I-20		Ongoing		X			City utilized billboards on US 78 for directions signs to Monroe.
O-18	Convert Old Elementary School into Community Center					X		
O-19	Issue RFPs to find a new use for Underutilized Schools					X		
O-20	Public Pool near Existing Library					X		
O-21	Install Landscaping Buffer in front of Monroe Utility Warehouse Area		2016		X			Will be implemented during construction of T-2.
O-22	Create Park West of Library around Existing Substation		2012	X				"Childers Park" created thru public/private partnership with Friends of Walton County.
O-23	Create Greenway along Creek in Avondale Mills Area					X		
O-24	Pocket Park at Church and Madison Streets					X		
O-26	Northern Gateway Redevelopment		Ongoing		X			City received LCI implementation funds to improve the northern gateway to the City. See T-2 above.
O-27	Downtown Redevelopment					X		
O-28	Avondale and Walton Mills Redevelopment		2010 - present		X			Private investor renovating Avondale Mills and Monroe Cotton Mills (a.k.a. Walton Mills) with mixed-use development. City offered full support of project.
O-29	Conversion of East Washington Street public housing to owner-occupied units					X		
O-30	Update of local comprehensive plan with LCI recommendations				X			Included in City's Short Term Work Program.
O-31	Zoning code amendments		2009 - present		X			City invests \$100,000 + to rewrite codes. City received LCI supplemental funds in 2009.

FIVE YEAR IMPLEMENTATION PLAN

TRANSPORTATION INITIATIVES

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source & Match Amount
Broad Street (Alcovy St to Mears St) - Construct Pedestrian Facility including new 7' wide sidewalk (both sides of street), curb & gutter, pedestrian level lighting, landscaping and improved ADA access.	Pedestrian	2010	\$200,000	2013	\$50,000	2014	\$1,000,000	\$1,250,000	City	TE Grant	SPL0ST \$250,000
N. Broad St (Marable St to US 78) - Construct Bicycle & Pedestrian Facility including new 10' wide sidewalk (both sides of street), bicycle lanes, curb & gutter, pedestrian level lighting, street trees and improved ADA access.	Bicycle & Pedestrian	2013	\$280,000	2015	\$20,000	2017	\$1,800,000	\$2,080,000	City	LCI	SPL0ST \$420,000
Sidewalk Masterplan Implementation (31,808 ft) - Construct new sidewalks on various streets. See Updated Action Plan section of 5-year Plan Update Report.	Pedestrian	Varies	\$50,000	Varies	\$50,000	2012 - 2017	\$1,600,000	\$1,700,000	City	SPL0ST, CDBG	\$1,700,000
Study of Broad Street/Alcovy Street and Broad Street/Mears Street intersections	Vehicle & Pedestrian & Roadway Operations	2012	\$15,000	n/a	n/a	2015	\$0	\$15,000	City	TE Grant, Local	SPL0ST \$15,000
Replace Light Fixtures on Broad St	Roadway Operations	2013	\$0	n/a	n/a	2014	\$12,000	\$12,000	DDA, City	DDA, USDA	City, DDA \$12,000
Continue to improve signalization and signage in congested areas of the City	Roadway Operations	2012	Varies by project type	n/a	n/a	Ongoing	Varies by project type	Varies by project type	City	Local, GDOT	Varies by project type
Improve and repair transportation infrastructure according to community needs	Roadway Operations	2012	Varies by project type	n/a	n/a	Ongoing	Varies by project type	Varies by project type	City	Local, GDOT	Varies by project type

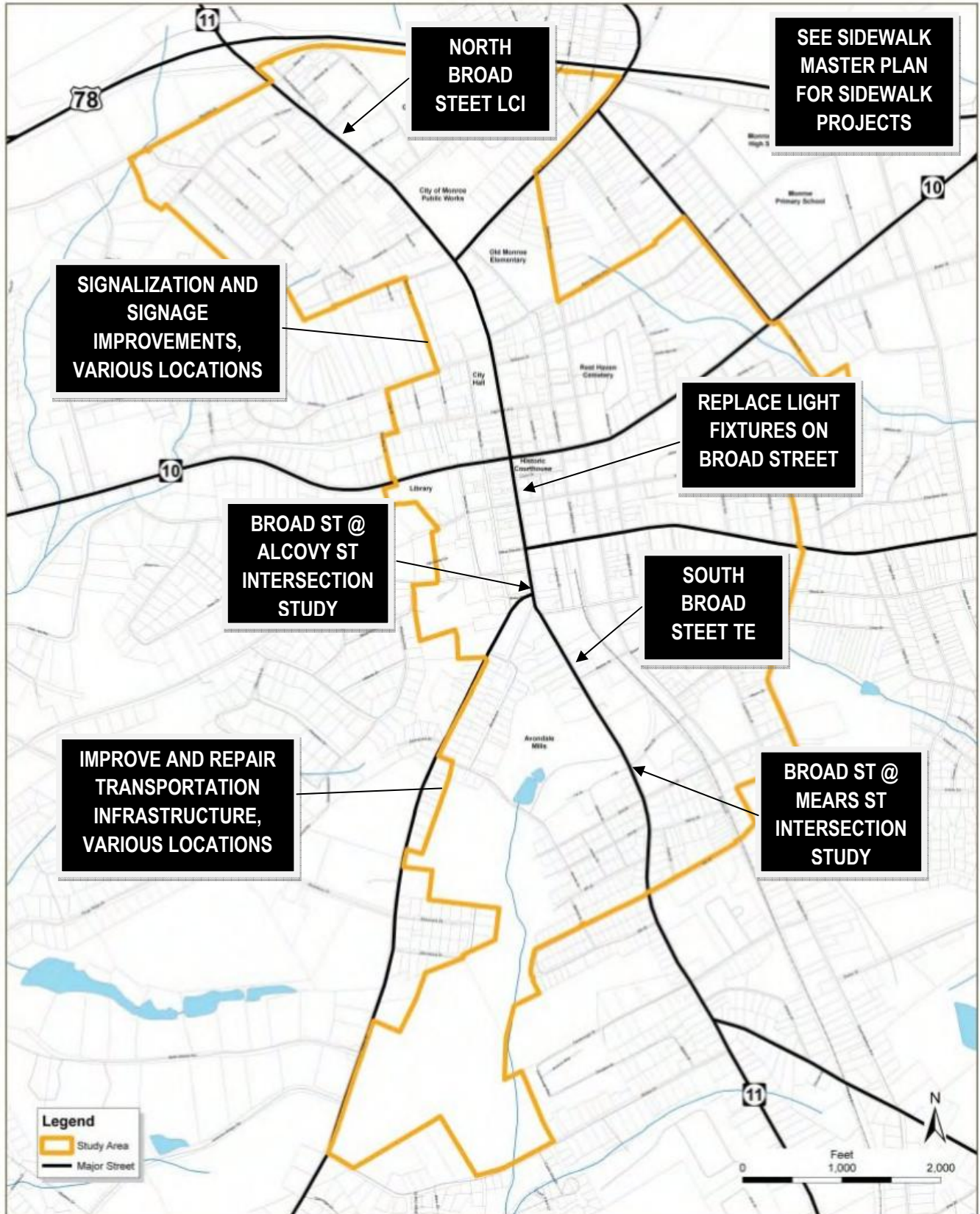
HOUSING INITIATIVES

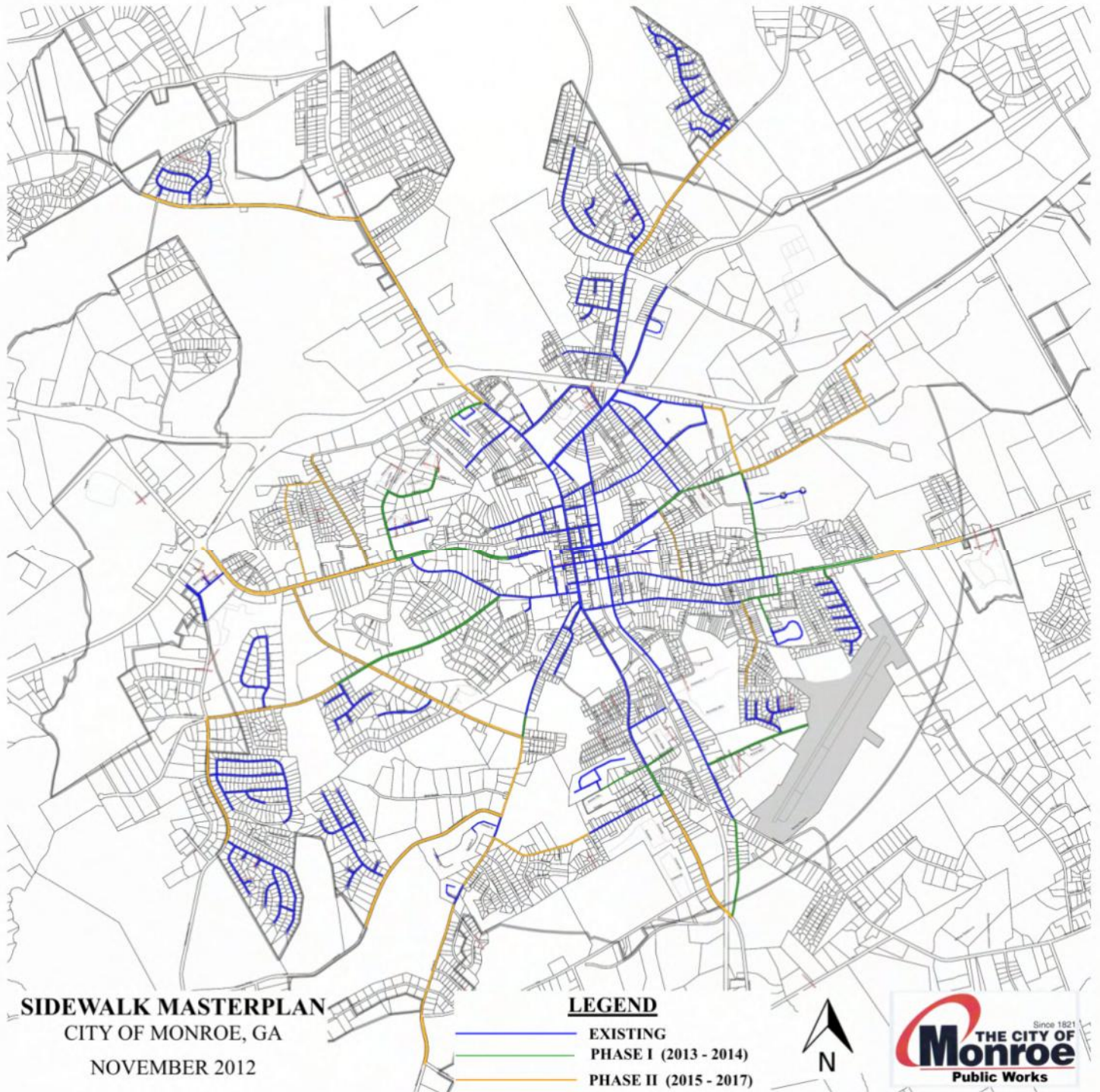
Description / Action	Cost	Year	Responsible Party	Funding Source
Follow the future land use map when locating new development	Staff Hours	2012	Local	Local
Affordable housing initiatives	TBD	2012	Local	Federal, Private
Promote Mixed-Use and downtown housing	TBD	2012	Local, Private	DDA, Private

OTHER LOCAL INITIATIVES

Description / Action	Cost	Year	Responsible Party	Funding Source
Upgrade and revitalize downtown buildings, landscape, and parking	Varies by project type	2012	Local	GA DCA LDF, Local, Private, Main Street
Aggressively market available development sites identified in the LCI Plan	Staff Hours	2013	Local, Private	Local, Private
Incentive programs for new investment	\$40,000 / yr	2012	Local, DDA, Blanks, Private	Local, Private
Promote and encourage use of state and federal tax-incentive programs for rehabilitation of historic properties	Varies by project type	2012	Local	Local, GA DNR, Other
Create greenway along creek in Avondale Mills area	TBD	2014	Private	Private
Install landscaping buffer in front of City of Monroe Utilities warehouse area	TBD	2017	Local	LCI Implementation Funds for PI 0011641
Improve and expand public water and wastewater systems as needed to ensure the effectiveness of distribution systems and their ability to accommodate growth	\$500,000 - \$1,000,000	2012	Local	Local, CDBG, DCA
Improve utility and transportation infrastructure to meet community needs	Varies by project type	2012	Local	Local, DCA
Incorporate Comprehensive Plan into planning review	Staff Hours	2012	Local	Local
Update of local comprehensive plan with LCI recommendations	Staff Hours	2012	Local	Local
Zoning Code amendments	\$130,000	2012	Local, Private	LCI, Local

FIVE YEAR TRANSPORTATION ACTION PLAN MAP





MONROE MILL DISTRICT MONROE, GEORGIA



LEGEND

- FESTIVAL ZONE
- PARKING
- COMMUNITY GARDEN
- PEDESTRIAN PATHS
- PROPERTY LINES

N

KECK & WOOD, INC
ANDERSON DESIGN

City of Monroe, Georgia

RESOLUTION

Whereas, the City of Monroe desires to strengthen its town center by encouraging diverse housing, employment, shopping, and recreation choices and undertake transportation improvements linking such destinations;

Whereas, the City desires a broadening of retail and service offerings as well as a new definition of the geography of the town center via unifying streetscape elements;

Whereas, City elected officials desire to introduce housing in a mixed-use environment;

Whereas, the City seeks to foster pedestrian use of the town center and connectivity of travel modes, thereby integrating walking, transit, bicycle, and vehicle travel as well as evaluate creation of public parking facilities to complement those already established;

Whereas, the City is committed to preserving and enhancing access to historical features and landmarks within the town center and reinforcing the identity of Monroe;

Whereas, the City intends to utilize **INSERT** to showcase the integration of land use policy and transportation with **SIGNED** tools;

Whereas, the City wishes to use the **COUNCIL** Commission's *Community Choices Tool Box* of model ordinances and **RESOLUTION** in exploring alternate developments, mixed-use projects, and approaches available to LCI award recipients; and

Whereas, the City intends to adopt the **HERE** "Use", "Best Transportation", "Best Environment", and "Best Housing" practices of ARC's *Regional Development Plan* for future development of the town center.

Now, therefore, be it Resolved that the City of Monroe adopts the City of Monroe Livable Centers Initiative (LCI) Five Year Plan Update.

In Witness Whereof, I have set my hand and caused the Seal of the *City of Monroe, Georgia* to be affixed this 8th day of January, 2013.

Greg Thompson, Mayor

Attest: Matthew Chancey, Interim City Administrator