



# GROWTH CENTER 16

City of Baton Rouge-Parish of East Baton Rouge, Louisiana

## GROWTH CENTER 16

### TRANSPORTATION

#### Location

Growth Center 16 is located in Planning District 8 between North Street and Government Street, and from Interstate 110 to 22nd Street. Growth Center 16 is a Community Growth Center.

#### Transportation Character

North Street, Main Street, Laurel Street, Florida Street, Convention Street, North Boulevard, Government Street, 19th Street and 22nd Street are major streets in Growth Center 16. Government Street, North Boulevard, 19th Street, Main Street and North Street are included on the Baton Rouge Bike Map. The area includes a system of pedestrian sidewalks and crosswalks. The Capital Area Transit System bus terminal is located within Growth Center 16.

### LAND USE

#### Existing Land Use

The existing land use is a mix of Industrial, Commercial, Office, Public/semi-public, Medium and Low Density Residential. Commercial developments are prevalent along Florida Street, North Boulevard and Government Street.

#### Horizon Land Use

The Horizon Land Use is a mix of Industrial, Heavy Commercial, Light Commercial, Neighborhood Commercial, General Office, Neighborhood Office, Medium Density Residential and Planned Unit Development.

#### Existing Zoning

The existing zoning is a mix of M1 (Light Industrial), C2 (Heavy Commercial), C1 (Light Commercial), C-AB-2 (Commercial Alcoholic Beverage- Bars and Lounges), C-AB-1 (Commercial Alcoholic Beverage- Restaurant), B1 (Transition), A4 (General Residential), and A3.1 (Limited Residential).

### ENVIRONMENT

#### Water Associations

There are no water features within Growth Center 16.

#### Open Space

There are vacant lots scattered throughout the Growth Center. There are also several cemeteries in the area including Historic Magnolia Cemetery, St. Joseph Cemetery, and the National Cemetery.

#### Edge Definition

The northern boundary of Growth Center 16 is North Street and Spanish Town Road. The southern boundary is Government Street along the Garden District area. The eastern boundary of the Growth Center is 21st Street. The western boundary is Interstate 110.

### DESIGN

#### Architectural Character

Growth Center 16 includes a mix of residential and commercial buildings. There are also an abundance of early 20<sup>th</sup> century structures within the Growth Center.

#### Landscape Character

Magnolia and Live Oak trees are located throughout Growth Center 16. Parking areas for commercial developments along Florida Street lack landscaping.

#### Signage Character

Growth Center 16 has billboards along the Government Street, Florida Street, and North Street. There are wall, monument, awning, and projecting signs throughout the Growth Center.

#### Unique Features

Renaissance Park, Magnolia Cemetery, St. Vincent de Paul, the Mid City Design District, and the Capital Area Transit System bus terminal are unique features within Growth Center 16.



## DEMOGRAPHIC INFORMATION

According to the latest U.S. Census (2000), the racial composition of Growth Center 16 is approximately 15 percent (15%) white, 83 percent (83%) African American and one percent (1%) Asian. This does not differ from 1990 figures, which show a population comprised of 14 percent (14%) white, 85 percent (85%) African American and two percent (2%) Asian.

The median household income in and around Growth Center 16 is \$16,703 (\$8,893 in 1990), which is significantly lower than the 2000 parish wide average of \$37,224. Approximately 57 percent (54 percent in 1990) of residents 25 years or older in and around Growth Center 16 have earned a high school diploma. Approximately 13 percent (11 percent in 1990) of area residents have earned a bachelor degree.

For more information contact:

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