



# GROWTH CENTER 26

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

## GROWTH CENTER 26

### TRANSPORTATION

#### Location

Growth Center 26 is located in Planning District 5, Subareas 1 and 2, from intersection of Airline Highway and Beechwood Drive to intersection of Airline Highway and Evangeline Street. Growth Center 26 is a Community Growth Center.

#### Transportation Character

Intersection of three major street including Airline Highway, Hollywood-Greenwell Street Crossover, and Evangeline Street are included on the Major Street Plan. McClelland Drive between Evangeline Street to Airline Highway reconstruction program is under construction as part of the City-Parish Roadway Improvements Program. There are no projects listed on the Green Light Plan in Growth Center 26.

The Capital Area Transit System Route 41-Plank and Route 54-Airline Route are the nearest route to Growth Center 26. Airline Highway, Greenwell Street, Holywood Street, McClelland Street, Beechwood Drive, and Merrydale Avenue are included on the Baton Rouge Bike Map.

### LAND USE

#### Existing Land Use

The existing land use is a mix of Commercial; Office; High Density Residential; Low Density Residential; Public/Semi-Public; Industrial; Transportation, Communications and Utilities; and Vacant.

#### Horizon Land Use

The Horizon Land Use is a mix of Heavy Commercial; Light Commercial; Commercial Warehouse; Neighborhood Office; General Office; High Density Residential; Low Density Residential; and Public/ Semi-Public.

#### Existing Zoning

The existing zoning is a mix of M1(Light Industrial), CW (Commercial Warehouse) C1 (Light Commercial), C2 (Heavy Commercial), B1 (Transition), A2 (Single Family Residential), A3.1( Limited Residential).

### ENVIRONMENT

#### Water Associations

Roberts Canal is East of the growth center. Hurricane Creek is less than a mile West and South of the boundary.

#### Open Space

There are several undeveloped parcels in the Growth Center. Colonial courts park on McClelland Drive has a recreation center. Scotlandville, East and West Brookstown, Rio and Dover Parks are all Nearby.

#### Edge Definition

The northern boundary is Low Density Residential and the eastern boundary is Low Density Residential. The southern boundary is Commercial/Office and Low Density Residential. The western boundary is Commercial/Office and Low Density Residential.

### DESIGN

#### Architectural Character

Growth Center 26 has a mixture of architectural qualities including big box retail, strip mall, warehouses and flat roof buildings with cinder block, metal, brick, and glass materials comprise most of it. Earl K. Long Charity Hospital is a landmark building.

#### Landscape Character

Growth Center 26 has a varied landscape character. Right-of-way of major streets available for landscaping. A median is available for planting along Airline highway.

#### Signage Character

Signage includes flashing, neon, and painted signs for businesses, restaurants, and retail stores. Billboards are located along Airline Highway in the growth center.

#### Unique Features

Unique features in Growth Center 26 include existing greenlink for cyclist and pedestrians at the west boundary along Beechwood Drive. Two proposed greenlink along Cypress Bayou and Hurricane Creek at the north and south of the growth center.

