



# GROWTH CENTER 8

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

## GROWTH CENTER 8

### TRANSPORTATION

#### Location

Growth Center 8, a Regional Growth Center, is located in Planning Districts 13 and 8 immediately north of the Louisiana State University campus. It includes the intersections of Highland Road with Chimes Street, State Street and West Roosevelt Street.

#### Transportation Character

Highland Road, State Street and West Roosevelt Street are designated major roads in the Growth Center. There are connected sidewalks along each of these streets. Intersections have delineated crosswalks and pedestrian traffic signals. There are bus stop benches within the Growth Center. There are no bike paths within the area. Capital Transportation Corporation bus route 46-47 Highland serves the Growth Center. Louisiana State University bus system Aster/ East State- Bus Route 6 also serves this area.

### LAND USE

#### Existing Land Use

The existing land use is a mix of Vacant, Commercial, Office, Public/Semi Public, High Density Residential, Medium Density Residential, and Low Density Residential.

#### Horizon Land Use

The Horizon Land Use includes a mixture of Light Commercial Public/Semi Public and Medium Density Residential. Light Commercial land uses are concentrated along Highland Road. Public/Semi Public is located south of West Roosevelt.

#### Existing Zoning

The Existing Zoning is a mix of A3.3 (Limited Residential), A4 (General Residential), B1 (Transition), C1 (Light Commercial), C2 (Heavy Commercial), C-AB-1 (Commercial Alcoholic Beverage One), C-AB-2 (Commercial Alcoholic Beverage Two) and PUD (Planned Unit Development).

### ENVIRONMENT

#### Water Associations

Corporate Canal is the eastern boundary of the Growth Center.

#### Open Space

There is a large turf covered space located in the Growth Center used by Louisiana State University for recreational purposes.

#### Edge Definition

The east boundary of the Growth Center is Corporate Canal. The western boundary is medium and low density residential. The northern boundary is medium density residential. The southern boundary is Louisiana State University.

### DESIGN

#### Architectural Character

Chimes Street businesses have similar features including setbacks, height, architecture, and building materials. A large modern shopping center is located at the corner of West State Street and Highland Road.

#### Landscape Character

The large commercial shopping center at the corner of West State Street and Highland Road and the Louisiana State University parking areas have minimal landscaping.

#### Signage Character

Businesses along Chimes Street utilize wall-mounted signs. The remainder of the Growth Center businesses utilize a mixture of variable sized signs including billboards, stacking, neon and temporary signs. These signs have no height or size uniformity.

#### Unique Features

The Chimes, The Varsity and other West Chimes local businesses are unique features. Another unique feature is the walkability of the area. There are continuous sidewalks with pedestrian crosswalks and traffic signals that encourage pedestrian traffic, and the area is heavily traveled by pedestrians.



## DEMOGRAPHIC INFORMATION

According to Census 2000, the racial composition of Growth Center 8 is approximately 81 percent (81%) white, 14 percent (14%) African American and 2 percent (2%) Asian. This differs slightly from 1990 figures, which show a population comprised of 67 percent (67%) white, 25 percent (25%) African American and 5 percent (5%) Asian.

The median household income in and around Growth Center 8 is \$14,529 (\$19,738 in 1990), which is lower than the 2000 parishwide average of \$37,224. Approximately 82 percent (86 percent in 1990) of residents 25 years or older in and around this growth center have earned a high school diploma. Approximately 46 percent of area residents have earned a bachelor degree compared to 40 percent (40%) in 1990.

For more information contact:

### BATON ROUGE CITY-PARISH PLANNING COMMISSION

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**Growth Center Community Planning webpage:**  
[www.brgov.com/dept/planning/GCenters/centers.htm](http://www.brgov.com/dept/planning/GCenters/centers.htm)

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