



GROWTH CENTER 9

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

GROWTH CENTER 9

TRANSPORTATION

Location

Growth Center 9 is located in Planning Districts 9 and 13. Growth Center 9 includes the intersections of Perkins Road with Acadian Thruway and Christian Street, and the intersections of Acadian Thruway with Interstate 10 and Bawell Street.

Transportation Character

Acadian Thruway and Perkins Road are designated major streets in the Growth Center. There are unconnected sidewalks in Growth Center 9, and no delineated pedestrian crosswalks or signals. The Growth Center presently has no bike path lanes or connections. Capital Transportation Corporation Bus Route 17- Bluebonnet and Route 5- College Drive serve the area.

LAND USE

Existing Land Use

The existing land use is a mix of Commercial, Office, and Medium Density Residential. The commercial is concentrated along Perkins Road and Acadian Thruway. The majority of the office use is located along Perkins Road north of Interstate 10. Commercial land use is concentrated along Perkins Road.

Horizon Land Use

The Horizon Land Use is a mix of Heavy Commercial; Light Commercial; Neighborhood Commercial; General Office; and Transportation, Communications, and Utilities. Light Commercial and Neighborhood Commercial land uses are concentrated along Perkins Road. Heavy Commercial and Office land uses are concentrated along Acadian Thruway north of the Louisiana Arkansas Railroad tracks.

Existing Zoning

The existing zoning is a mix of A1 (Single Family Residential), C1 (Light Commercial), LC3 (Light Commercial Three District), C-AB-1 (Commercial Alcoholic Beverage-Restaurant), C2 (Heavy Commercial), C-AB-2 (Commercial Alcoholic Beverage-bars & lounges) and M1 (Light Industrial).

ENVIRONMENT

Water Associations

Dawson Creek is located within Growth Center 9.

Open Space

Open space along Dawson Creek could be enhanced or protected.

Edge Definition

The northern boundary of the Growth Center is Bawell Street, Interstate 10 and the Louisiana Arkansas Railroad tracks. The southern boundary is Perkins Road. The western boundary is the Perkins Road Overpass.

DESIGN

Architectural Character

The Perkins Road Historic Merchants District has similar architectural style, setbacks, and building height. The large-scale commercial developments at the intersection of Perkins Road with Acadian Thruway have large setbacks and parking lots. These older commercial centers are an opportunity for redevelopment. Franchise commercial businesses are also located in the Growth Center along Acadian Thruway near Interstate 10.

Landscape Character

The landscape character is inconsistent in the Growth Center. There are large parking lots with no landscaping at the intersection of Acadian Thruway with Perkins Road. Acadia Trace office building has mature trees on Acadian Thruway.

Signage Character

Billboards are prevalent on Acadian Thruway along Interstate 10. Signs throughout the Growth Center vary in size, materials and design.

Unique Features

A unique feature in Growth Center 9 is the Perkins Road Historic Merchants District because of the variety of services, locally owned businesses and historic character.



DEMOGRAPHIC INFORMATION

According to Census 2000, the racial composition of Growth Center 9 is approximately 81 percent (81%) white, 18 percent (18%) African American and 1 percent (1%) Asian. This differs slightly from 1990 figures, which show a population comprised of 79 percent (79%) white, 21 percent (21%) African American and less than 1 percent (1%) Asian.

The median household income in and around Growth Center 9 is \$47,166 (\$33,406 in 1990), which is higher than the 2000 parishwide average of \$37,224. Approximately 92 percent (88 percent in 1990) of residents 25 years or older in and around this growth center have earned a high school diploma. Approximately 54 percent (49 percent in 1990) of area residents have earned a bachelor degree.

For more information contact:

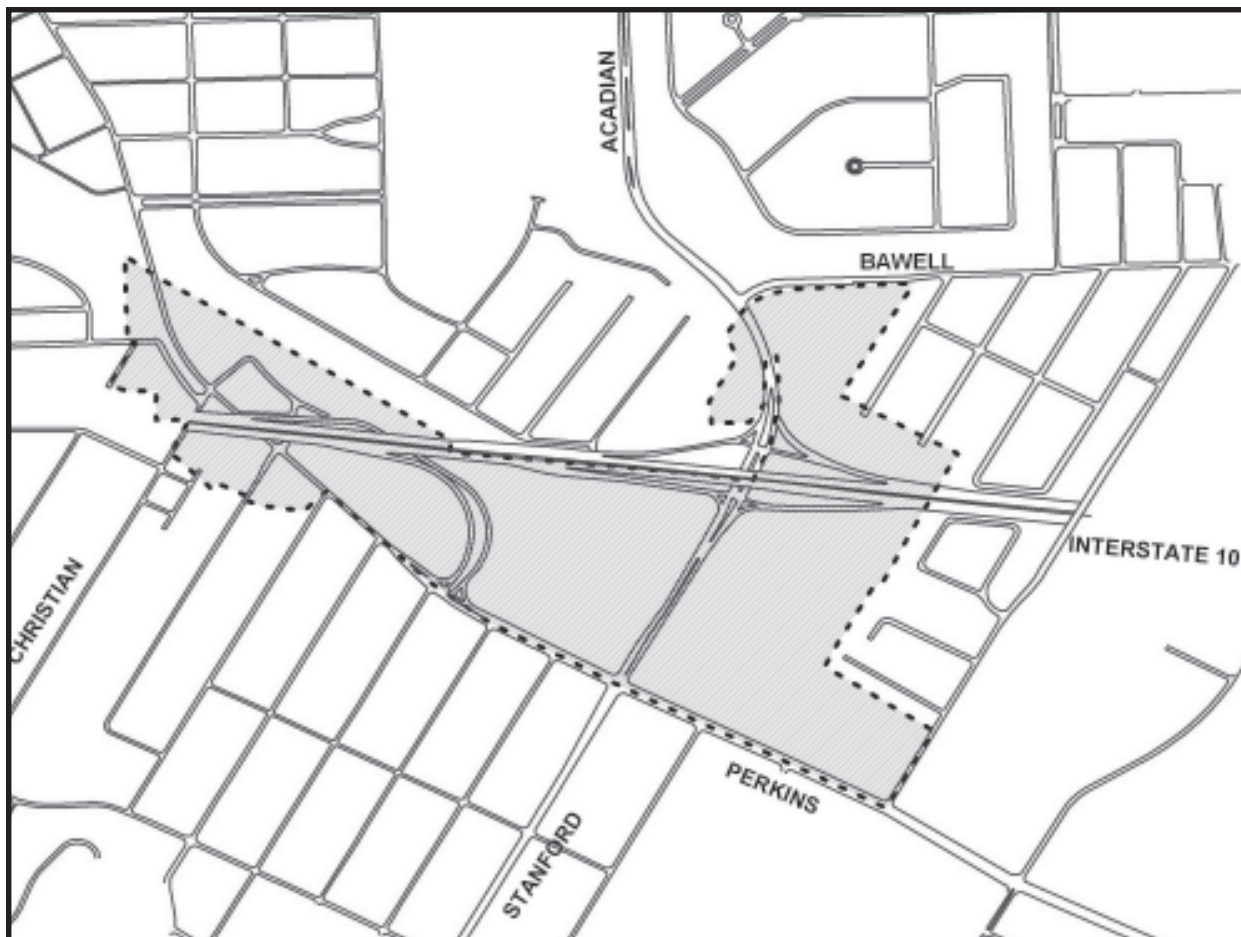
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May 2004

