



# GROWTH CENTER 2

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

## GROWTH CENTER 2

### TRANSPORTATION

#### Location

Growth Center 2 is a Community Growth Center located in Planning District 16. The major intersections located in the Growth Center are the intersection of Burbank Drive with Gardere Lane and GSRI Avenue with Gardere Lane.

#### Transportation Character

Growth Center 2 has busy main roads with no pedestrian amenities and no bike path connections. The bus stops or benches are unsheltered. The city bus line runs along Gardere Lane and GSRI Avenue in the Growth Center.

### LAND USE

#### Existing Land Use

The predominate existing land uses in Growth Center 2 are Vacant, Commercial, Office and Public-Semi-Public. Commercial is concentrated along Burbank Drive and Gardere Lane. Large Vacant parcels are located between Burbank Drive and GSRI Avenue. Office is concentrated along Seaboard Drive. Low Density Residential, Industrial and Transportation, Communication and Utilities are also present in the Growth Center.

#### Horizon Land Use

The predominant Horizon land uses in Growth Center 2 are Low Density Residential, Light Commercial, and High Density Residential. The Low Density Residential is concentrated along Gardere Lane between Burbank Drive and GSRI Avenue. Light Commercial is concentrated along Gardere Lane and Burbank Drive. High Density Residential is concentrated on both sides of Gardere Lane north of Burbank Drive. Other Horizon land uses present in the Growth Center are Planned Unit Development, Neighborhood Office, Heavy Commercial, Industrial, and General Office.

#### Existing Zoning

The existing zoning in Growth Center 2 is a mix of Rural, LC3 (Light Commercial), C1 (Light Commercial), CAB1 (Commercial Alcoholic Beverage 1), CAB2 (Commercial Alcoholic Beverage 2), A3.3 (Limited Residential), C2 (Heavy Commercial), HC1 (Heavy Commercial), M1 (Light Industrial), LC3 (Light Commercial), and B (Off Street Parking).

### ENVIRONMENT

#### Water Associations

Bayou Fountain is the northeast boundary of the Growth Center.

#### Open Space

There are large vacant lots north and southwest of Burbank Drive. Areas of bottomland hardwood forest surround the Growth Center.

#### Edge Definition

The north boundary is Bayou Fountain. The south boundary is GSRI Avenue and multifamily residential. The east and west are bounded by single family housing and hardwood forest.

### DESIGN

#### Architectural Character

There are simplified-style brick and metal commercial buildings in the Growth Center. Single story commercial and two story apartment buildings are also predominant in the Growth Center. There is a relatively uniform building line along streets.

#### Landscape Character

There is a landscaped median in Growth Center 2 on GSRI Avenue east of Gardere Lane. There is a wide right-of-way on either side of Burbank Drive. There are few street trees within the Growth Center.

#### Signage Character

Billboards and multiple signs are prevalent in the Growth Center with the heaviest concentration along Gardere Lane and Burbank Drive.

#### Unique Features

A unique feature is the building style of The French Quarter shopping center. The Growth Center has a mixture of industrial, commercial, professional and residential uses.



## DEMOGRAPHIC INFORMATION

According to Census 2000, racial composition in the area is approximately 37 percent (37%) white, 59 percent (59%) African American and three percent (3%) Asian. This differs significantly from 1990 figures, which show a population comprised of 59 percent (59%) white, 38 percent (38%) African American and three percent (3%) Asian.

The average household income, \$29,654 (\$22,870 in 1990), is lower than the parishwide average of \$37,224. The percentage of residents 25 years or older in and around this growth center that have earned a high school diploma has decreased from 93 percent (93%) in 1990 to 85 percent (85%) in 2000. The percentage of residents with bachelor degrees has also decreased from 43 percent (43%) in 1990 to 33 percent (33%) in 2000.

For more information contact:

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