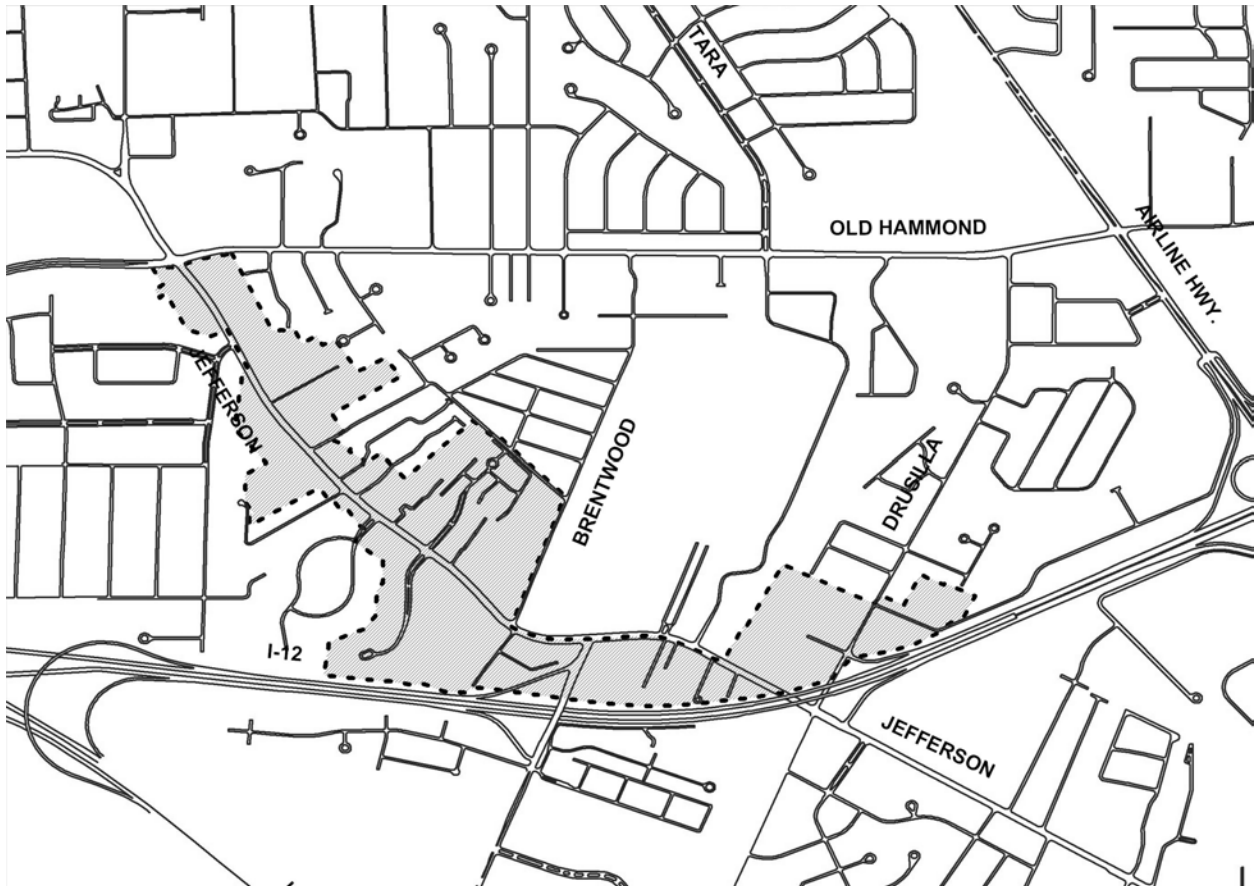


GROWTH CENTER COMMUNITY PLANNING PROCESS REPORT



GROWTH CENTER 11

PREPARED BY THE OFFICE OF THE PLANNING COMMISSION
CITY OF BATON ROUGE/ PARISH OF EAST BATON ROUGE

Jefferson Highway BREC Park
8133 Jefferson Highway
September 14, 2004

The Horizon Plan, with the support of the Planning Commission and Metropolitan Council, advocates the implementation of community planning in the designated Growth Centers of the Parish. This community planning initiative began in 2003 and will continue through 2007.

It is important that the Horizon Plan continues to reflect the vision that City-Parish residents have for their Parish while responding to current development conditions in the City-Parish. The Horizon Plan identifies a comprehensive plan for the orderly growth of the Parish by identifying where particular land use categories are appropriate. This Community Planning process in the designated Growth Centers involves a study of Horizon Plan land use categories and elements of community design, with the intention of increasing citizen participation in identifying the issues of concerns about growth and design in the Parish. This Community Planning in the Growth Centers involves no change or recommendations for change of zoning districts or the allowable uses within them.

WHAT IS A GROWTH CENTER?

Growth Centers are areas of concentrated activity such as retail, office, public facilities, a range of residential development, cultural, and recreational activities linked with a variety of transportation choices such as vehicular, bicycle, and pedestrian.

Regional Growth Centers include regional shopping centers, institutions, high-density office and residential complexes, medical centers and other major activities serving the entire parish.

Community Growth Centers include community shopping centers, medium to high-density office and residential complexes, public and recreational facilities and similar activities serving community areas.

Growth Center 11 is a *Community* Growth Center.

WHEN WERE GROWTH CENTERS DESIGNATED?

Growth Centers were originally designated in the 1992 Horizon Plan. The Planning Commission studied these areas in more detail for the first update of the Horizon Plan 1992-1997, and exact boundaries were delineated for each Growth Center. For the second update of the Horizon Plan, 1998-2002, these boundaries were studied and amended or re-affirmed with input from the community during the Neighborhood/Subarea Planning Process.

GROWTH CENTER PUBLIC MEETINGS

The purpose of the public meetings is to give residents, patrons, and business owners an opportunity to participate in planning for their Community or Regional Growth Center. Elements to be studied in each Growth Center include **transportation, land use, environmental features, and design**. Topics for discussion at the meetings include Horizon Plan land use, bicycle, pedestrian and transit facilities, landscape improvements, and possible design guidelines for future construction in Growth Centers.

Growth Center Elements

A variety of elements work together to create the daily experience of living, working, eating, and shopping within the Growth Center. The elements have been identified for the purpose of this report as transportation, land use, environment, and design. Details contained within these elements include roads, sidewalks, shopping, services, architectural features, and natural resources. Following is a brief inventory of elements in Growth Center 11.

TRANSPORTATION

Public Transportation

The Capital Transportation Corporation (CTC) operates public bus routes throughout areas of the City-Parish. Route 12- Government/ Drusilla serves Growth Center 11.

Bicycle/Pedestrian Amenities

There are isolated sidewalks within the Growth Center. There are no delineated pedestrian crosswalks or signals. Increased pedestrian transportation can be encouraged due to Growth Center 11 being a mixed use area. The Growth Center presently has no bike path connections.

Major Street Plan

The Major Street Plan for Growth Center 11 specifies roadway lanes, pavement width and right-of-way standards for all Major Streets in the Growth Center. Jefferson Highway and Essen Lane are designated major streets within the Growth Center. Jefferson Highway and Essen Lane are designated completed or programmed on the Major Street Plan.

Capital Improvement Program

The City-Parish Capital Improvements Program contains Capital Improvement Projects, Transportation Improvement Programs, Community Development Projects and Federal Aid Projects that are either currently under construction, under design or complete.

Growth Center 11 Current Capital Improvement Projects

Program	Improvement Type	Status
Jefferson Highway Improvements (Lobdell to Corporate Blvd.)	Street and intersection improvements	Plans complete
Jefferson Highway Signals (College Drive to Drusilla Lane)	Street and intersection improvements	Topographic Survey Underway, Preparing Preliminary Plans
Essen Lane at I-12 Interchange Phase 1	State Project	Under Construction- 33% Complete
Drusilla Lane Reconstruction	State Project	Complete

LAND USE

Horizon Plan Land Use Categories

Residential Estate/ Agriculture (RE/A)

Includes areas of rural character, agricultural lands, significant natural areas and single-family residential uses.

Low Density Residential (LDR)

Includes areas where single-family detached housing will be the predominant land use.

Medium Density Residential (MDR)

Includes areas where small single family, two family and multi-family housing of a spacious character, and garden and town homes will be predominant.

High Density Residential (HDR)

Includes areas where multi-family housing, high-rise housing structures and very small, tightly spaced single-family housing will be predominant.

Neighborhood Office (NO)

Includes areas of small offices, professional offices and personal services to serve the needs of surrounding residential areas.

General Office (GO)

Includes areas where large or multi-storied professional, general administrative or non-retail sales offices are located.

Neighborhood Commercial (NC)

Includes areas of small retail stores, such as corner groceries, cafes and drugstores, to serve the needs of surrounding residential neighborhoods.

Light Commercial (LC)

Includes a variety of commercial and miscellaneous service activities generally serving a wide area and located primarily along existing major thoroughfares.

Heavy Commercial (HC)

Includes a variety of commercial and miscellaneous service activities, such as hotels, shopping malls and department stores, which are relatively large in size, generate a large volume of traffic or impact large areas of land and existing development.

Commercial Warehousing (CW)

Includes facilities characterized by extensive warehousing and frequent heavy trucking activity, but not involved in manufacturing or production.

Industrial (I)

Includes areas where manufacturing, chemicals, refining, warehousing, open storage and similar industrial facilities will be the predominate uses.

Public/Semi-Public (PSP)

Includes areas where government, educational, religious, and charitable uses will be the primary land use activities.

Transportation, Communication and Utilities (TCU)

Includes areas where railroad, trucking, aviation, ports, automobile parking, communication and utility facilities will be dominant.

Recreation (R)

Includes parks, recreational activities, amusements, group camps, cultural activities, and public assembly facilities.

Planned Unit Development (PUD)

Includes areas where developments under the Planned Unit Development (PUD) provisions of the Unified Development Code have been approved by the Planning Commission. Development in these areas will follow a unified site design plan for a mix of compatible land uses, clustering of buildings, increased densities and common open space.

LAND USE ANALYSIS

Existing Land Use

The existing land use is a mix of Commercial; Office; High Density Residential; Medium Density Residential; Low Density Residential; Recreation; and Transportation, Communication and Utilities.

The current (2004) approximate percentages of existing land use in Growth Center 11 are as follows:

Existing Land Use	Estimated percentage of existing land use
Office	26%
Commercial	26%
Vacant	17%
High Density Residential	14%
Public/ Semi-Public	6%
Low Density Residential	5%
Medium Density Residential	3%
Recreation	2%
Transportation, Communications and Utilities	1%
Total	100%

Zoning

The Existing Zoning for Growth Center 11 is a mix of C2 (Heavy Commercial), C1 (Light Commercial), LC1 (Light Commercial One District) C-AB-1(Commercial Alcoholic Beverage-Restaurant), C-AB-2 (Commercial Alcoholic Beverage- Bars & lounges), GO (General Office), GOL (General Office Low Rise), NO (Neighborhood Office), B (Off street parking), B1 (Transition), and A4 (General Residential), A3.1 (Limited Residential), A2.6 (Zero Lot Line Residential), A2.5 (Town House), A1 (Single Family Residential).

There have been ten (10) requests for rezoning in Growth Center 11 since 2000. Four cases were from A1 (Low Density Residential) to GOL (General Office Low Rise). One case was from A1 (Low Density Residential) to LC1 (Light Commercial One). Two cases were from B1 (Transition) to LC1 (Light Commercial One). Two cases were from C1 (Light Commercial) to C-AB-1 (Commercial Alcoholic Beverage- Restaurant). One case was from A3.1 (Limited Residential) to NO (Neighborhood Office). All ten (10) cases were approved.

The current (2004) approximate percentages of Zoning in Growth Center 11 are as follows:

Zoning	Estimated percentage of existing zoning
B1 (Transition)	36%
C1 (Light Commercial)	25%
C2 (Heavy Commercial)	20%
A4 (High Rise Residential)	6%
A1 (Single Family Residential)	6%
A2.5 (Town House District)	1%
A2.6 (Zero Lot Line Residential)	1%
A3.1 (Limited Residential)	1%
C-AB-1 (Commercial Alcoholic Beverage- Restaurant)	1%
GOL (General Office Low Rise)	1%
LC1 (Light Commercial One)	1%
NO (Neighborhood Office)	1%
Total	100%

Horizon Plan

The Horizon Plan Land Use for Growth Center 11 includes a mix of Heavy Commercial; Light Commercial; General Office; Neighborhood Office; High Density Residential; Medium Density Residential; Recreation; and Transportation, Communications and Utilities.

The current (2004) Horizon Plan land use in Growth Center 11, is as follows:

Horizon Plan Land Use	Estimated percentage of Horizon Plan Land Use
Light Commercial	24%
Neighborhood Office	20%
General Office	18%
Heavy Commercial	17%
High Density Residential	12%
Medium Density Residential	6%
Recreation	2%
Transportation, Communications and Utilities	1%
Total	100%

ENVIRONMENT

Conservation Areas

The Horizon Plan identifies potential Conservation Areas for the Parish as areas generally associated with bottomland hardwood forests, upland or flatland forests and areas of frequent flooding within the 100-year flood plain. There are no Conservation Areas in the Growth Center.

Water and Natural Area Associations

North Branch Ward's Creek is located in the Growth Center.

DESIGN

Landscape Character

Landscaped areas are prevalent throughout the Growth Center. Parking areas utilize landscaping to produce shade and increase the appearance of the area. Landscaping can also be utilized along roadways to protect pedestrians from automobiles.

Architectural Character

Growth Center 11 has consistent setbacks and building height. Architectural styles and building materials vary throughout the Growth Center. Above ground utilities are prevalent. Buildings throughout the Growth Center are generally of new construction. Growth Center 11 continues to develop and properties are currently under construction.

Signage Character

Signs are prevalent throughout the Growth Center. Billboards, temporary signs and permanent signs are utilized. Monument signs are also utilized in commercial and office developments.

Unique Features

Sunrise Assisted Living, Jefferson Highway BREC Park, and Bocage Village are unique features in the Growth Center. The mixed uses in the area lead to 24-hour activity. Outdoor dining areas in Growth Center 11 provide a unique setting and opportunity for interaction among residents.

DEMOGRAPHICS

Growth Center 11 Demographic Information Census Tracts (Block Groups):		
	1990	2000
Population		
Population by Race		
White	95%	90%
Black	4%	7%
Other	1%	2%
Median Family Income	\$33,964	\$44,131
Educational Attainment		
Those 25 years and older		
High School	91%	95%
Bachelor Degree	46%	50%
Housing Units		
Total	5,635	6,687
Owner-Occupied	46%	45%
Not Owner-Occupied	54%	55%
Median Value Owner Occupied Unit	\$74,750	\$145,500
Mean Travel Time to Work	17.1 minutes	17.5 minutes

Source: US Dept. of Commerce, 1990 Census of Population and Housing; 2000 Census of Population and Housing

Design Tools Available for Growth Centers

Driven by an interest in quality of life in their communities, the citizens of Baton Rouge called upon the City-Parish Government in the 1992 Horizon Plan to establish a system for designation of urban design districts or corridors within the parish.

The Planning Commission can provide additional information regarding tools and features available for those interested in a community design program for their Growth Center. Community design programs, including urban design overlays and guidelines, are an effective way for local citizens to create and maintain built environments that satisfy both individual and community needs.

Urban Design Overlay District

Urban Design Overlay District refers to a traditional overlay ordinance that does NOT change the underlying zoning category, i.e. all permitted uses remain the same, but rather imposes additional requirements relating to concerns such as green space, landscape, and architectural features.

The purpose of an Urban Design Overlay District is to provide requirements or incentives intended both to protect a specific resource or area and encourage development to a desired standard of aesthetic quality.

Features of an Urban Design Overlay District may include:

landscape buffers
building articulation
parking
building materials
lighting
signage
bicycle/pedestrian design

Model Process to Establish an Urban Design Overlay

- ✓ Form a committee composed of Metro Council representatives from the area, residents, property owners, business owners, developers, architects, engineers, landscape architects, planners, and other interested parties.
- ✓ Define the purpose of the proposed Urban Design Overlay
- ✓ Identify the area to be covered by the proposed Urban Design Overlay
- ✓ Specify the boundaries of the proposed Urban Design Overlay
- ✓ Establish specific requirements of the proposed Urban Design Overlay
- ✓ Proposed Urban Design Overlay is presented to Planning Commission
- ✓ Proposed Urban Design Overlay is presented to the Metropolitan Council

Additional information regarding Growth Centers and Urban Design is available from the Planning Commission at 225-389-3144 or from the website www.brgov.com/dept/planning.