



GROWTH CENTER 18

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

GROWTH CENTER 18

TRANSPORTATION

Location

Growth Center 18 is located in Planning District 10 at the intersections of Florida Boulevard with Lobdell Boulevard and Wooddale Boulevard. Growth Center 18 is a Community Growth Center.

Transportation Character

Florida Boulevard, Lobdell Boulevard and Wooddale Boulevard are major streets in Growth Center 18. Some of the Major Streets and all of the interior streets have sidewalks. Florida Boulevard and Lobdell Boulevard are included on the Baton Rouge Bike Map. The area includes a system of pedestrian sidewalks. The Capital Area Transit System Route 13 - Fairfield and Route 44- Florida serve Growth Center 18.

LAND USE

Existing Land Use

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

Horizon Land Use

The Horizon Plan land use is a mix of Industrial; Heavy Commercial; Light Commercial; Medium and High Density Residential; Public/Semi-Public; and Transportation, Communication, and Utilities.

Existing Zoning

The existing zoning is a mix of A1 (Single Family Residential); A3.1 (Limited Residential); C1 (Light Commercial); LC-3 (Light Commercial Three); C-AB-1 (Commercial Alcoholic Beverage One); C-AB-2 (Commercial Alcoholic Beverage Two); C2 (Heavy Commercial); M1 (Light Industrial); and M2 (Heavy Industrial).

ENVIRONMENT

Water Associations

There are several drainage right-of-ways in Growth Center that were at one time part of Jones Creek and Wards Creek.

Open Space

There are vacant lots scattered throughout Growth Center 18.

Edge Definition

The northern boundary of Growth Center 18 is Tom Drive. The southern boundary is the Florida Boulevard corridor and BREC's Independence Park. The eastern boundary is Wooddale Boulevard. The western boundary is Croydon Avenue.

DESIGN

Architectural Character

Growth Center 18 includes a mix of architectural styles. Bon Carre Business Center has distinctive architectural style that unifies the former shopping mall.

Landscape Character

Florida Boulevard has many historic Live Oak street trees. Bon Carre Business Center and Our Lady of the Lake Retirement Community incorporate landscaping within their parking lots. Florida Boulevard, Lobdell Boulevard and Wooddale Boulevard have landscaping within medians.

Signage Character

Growth Center 18 has off-premise signs along the major streets including Florida Boulevard, Lobdell Boulevard, and Wooddale Boulevard. There is a mix of on-premise signage types throughout the Growth Center.

Unique Features

Bon Carre Business Center and Our Lady of the Lake Retirement Community are unique features within Growth Center 18.



DEMOGRAPHIC INFORMATION

According to the latest U.S. Census (2000), the racial composition of Growth Center 18 is approximately 43 percent (43%) white, 54 percent (54%) African American and one and a half percent (1.5%) Asian. This differs from 1990 figures, which show a population comprised of 55 percent (55%) white, 44 percent (44%) African American and one percent (1%) Asian.

The median household income in and around Growth Center 18 is \$25,865 (\$17,991 in 1990), which is significantly lower than the 2000 parish wide average of \$37,224. Approximately 82 percent (78 percent in 1990) of residents 25 years or older in and around Growth Center 18 have earned a high school diploma. Approximately 28 percent (25 percent in 1990) of area residents have earned a bachelors degree.

For more information contact:

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