



GROWTH CENTER 20

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

GROWTH CENTER 20

TRANSPORTATION

Location

Growth Center 20 is located in Planning District 11 and 12 at the intersections of Florida Boulevard with Sherwood Forest Boulevard and Little John Drive. Growth Center 20 is a Community Growth Center.

Transportation Character

Florida Boulevard, Sherwood Forest Boulevard, and North Sherwood Forest Drive are included on the Major Street Plan.

The Capital Area Transit System Route 43-44 Florida Boulevard and Route 57 Sherwood/Siegen serve Growth Center 20.

Florida Boulevard, Sherwood Forest Boulevard, and North Sherwood Forest Drive are included on the Baton Rouge Bike Map. Sherwood Forest Boulevard between Florida Boulevard and Old Hammond Highway has a signed bike lane.

LAND USE

Existing Land Use

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

Horizon Land Use

The Horizon Land Use is a mix of Heavy Commercial, Light Commercial, Public/Semi-Public, and High Density Residential.

Existing Zoning

The existing zoning is a mix of C2 (Heavy Commercial), C1 (Light Commercial), C-AB-1 (Commercial Alcoholic Beverage One-Restaurant), C-AB-2 (Commercial Alcoholic Beverage Two-Bars and Lounges), B1 (Transition District), and A1 (Single Family Residential).

ENVIRONMENT

Water Associations

Lively Bayou is the eastern boundary of Growth Center 20.

Open Space

There are no large vacant lots within the Growth Center.

Edge Definition

The northern boundary of the Growth Center is Office and Single Family Residential use. The eastern boundary is Lively Bayou. The southern boundary is primarily Single Family Residential. The western boundary is McGehee Drive.

DESIGN

Architectural Character

Growth Center 20 is a concentrated commercial corridor consisting of primarily generic retail developments. There are many large-scale developments with similar setbacks and building heights.

Landscape Character

Growth Center 20 includes large parking areas with minimal landscaping. On the south side of Florida Boulevard near Sherwood Forest Boulevard, there are some businesses with adequate landscaping to provide shade. The Florida Boulevard median does not include a landscaped planting.

Signage Character

Signage throughout the Growth Center is inconsistent. There are numerous temporary signs and off-premise sign in the Growth Center.

Unique Features

A unique feature of Growth Center 20 is the close proximity of residential and commercial uses.



DEMOGRAPHIC INFORMATION

According to U.S. Census 2000, the racial composition of Growth Center 20 is approximately 62 percent (62%) white, 23 percent (23%) African American, 11 percent (11%) Asian, and three percent (3%) Hispanic or Latino. This differs from 1990 figures, which show a population comprised of 85 percent (85%) white, nine percent (9%) African American, three percent (3%) Hispanic or Latino, and two percent (2%) Asian.

The median household income in and around Growth Center 20 is \$38,583 (\$29,435 in 1990), which is higher than the 2000 parish wide average of \$37,224. Approximately 80 percent (88 percent in 1990) of residents 25 years or older in and around Growth Center 20 have earned a high school diploma. Approximately 24 percent (28 percent in 1990) of area residents have earned a bachelors degree.

For more information contact:

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