



GROWTH CENTER 22

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

GROWTH CENTER 22

TRANSPORTATION

Location

Growth Center 22 is located in Planning Districts 5 and 6 at the intersection of Airline Highway and Greenwell Springs Road. Growth Center 22 is a Community Growth Center.

Transportation Character

Airline Highway, Greenwell Springs Road, Lanier Drive, Winbourne Avenue, Wooddale Boulevard, and South Choctaw Drive are included on the Major Street Plan. There are no projects listed on the Green Light Plan in Growth Center 22.

The Capital Area Transit System Route 13- Fairfield, Route 26- Greenwell Springs and Route 54- Airline serve Growth Center 22. There are no pedestrian sidewalks or bicycle amenities located in Growth Center 22. Greenwell Springs Road, Airline Highway, Choctaw Drive, Lanier Drive and Maribel Drive are included on the Baton Rouge Bike Map.

LAND USE

Existing Land Use

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

Horizon Land Use

The Horizon Land Use is a mix of Industrial; Heavy Commercial; Light Commercial; General Office; Medium Density Residential; Public/ Semi-Public; and Transportation, Utilities and Communications.

Existing Zoning

The existing zoning is a mix of M1 (Light Industrial), HC1 (Heavy Commercial One), C2 (Heavy Commercial), C1 (Light Commercial), B1 (Transition), NC (Neighborhood Commercial), C-AB-1 (Commercial Alcoholic Beverage One-Restaurant) and C-AB-2 (Commercial Alcoholic Beverage Two- Bars and lounges).

ENVIRONMENT

Water Associations

Hurricane Creek is the northern boundary of Growth Center 22.

Open Space

There are several undeveloped parcels in the Growth Center. The large cloverleaf intersection of Airline Highway and Greenwell Spring Road is also a large open space in Growth Center 22.

Edge Definition

The northern boundary is Hurricane Creek. The eastern boundary is single family residential. The southern boundary is South Choctaw Drive. The western boundary is single family residential.

DESIGN

Architectural Character

Growth Center 22 has a mixture of architectural qualities. Block and tin utilitarian commercial buildings dominate the Growth Center. The Bellemont Hotel and Great Hall features a cohesive and unique architectural quality for Growth Center 22. The major roads in the Growth Center have above ground unconsolidated utilities.

Landscape Character

Growth Center 22 has a varied landscape character. The Airline Highway median is available for landscaping. Many parking lots at are treeless and unshaded. The large cloverleaf intersection at Airline Highway and Greenwell Springs Road is available for additional landscaping.

Signage Character

Signage throughout the Growth Center is inconsistent. Off-premise signs and temporary signs are also located in the Growth Center.

Unique Features

Unique features in Growth Center 22 include the Salvation Army, Camelot College, and the Bellemont Hotel and Great Hall.



DEMOGRAPHIC INFORMATION

According to U.S. Census 2000, the racial composition of Growth Center 22 is approximately 26.3 percent (26.3%) white, 68 percent (68%) African American, 2.6 percent (2.6%) Asian, and 2.1 percent (2.1%) Hispanic or Latino. This differs from 1990 figures, which show a population comprised of 50.9 percent (50.9%) white, 46.7 percent (46.7%) African American, 1.3 percent (1.3%) Asian and 1.1 percent (1.1%) Hispanic or Latino.

The median household income in and around Growth Center 22 is \$28,435 (\$22,041 in 1990), which is lower than the 2000 parish wide average of \$37,224. Approximately 80 percent (79 percent in 1990) of residents 25 years or older in and around Growth Center 22 have earned a high school diploma. Approximately 19 percent (15 percent in 1990) of area residents have earned a bachelors degree.

For more information contact:

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