



GROWTH CENTER 3

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

GROWTH CENTER 3

TRANSPORTATION

Location

Growth Center 3 is located in Planning District 16 and includes the intersections of Perkins Road with Siegen Lane and YMCA Plaza Drive. Growth Center 3 immediately adjoins Growth Center 5, a Regional Growth Center.

Transportation Character

Siegen Lane and Perkins Road are designated major streets in the Growth Center. There are connected sidewalks in Growth Center 3. The sidewalks are unshaded. There are no delineated crosswalks, and no pedestrian traffic signals within the Growth Center. The Growth Center presently has no bike path connection, and no sheltered bus stops or benches. Capital Transportation Corporation Route 57-Sherwood/Siegen serves the Growth Center.

LAND USE

Existing Land Use

The existing land use is a mix of Commercial, Office, and Public/Semi-Public. Commercial is concentrated along Siegen Lane. Office is concentrated along YMCA Plaza Drive. The Public/Semi-Public is a large YMCA facility at the end of YMCA Plaza Drive. Low Density Residential, High Density Residential, Recreation and Vacant are also present in the Growth Center.

Horizon Land Use

The Horizon Land Use is a mix of Heavy Commercial, Light Commercial, Medium Density Residential, High Density Residential, General Office, and Public/ Semi-Public. Heavy Commercial is concentrated at the intersection on Siegen Lane with Perkins Road. General Office is concentrated along YMCA Plaza Drive.

Existing Zoning

The existing zoning is a mix of C1 (Light Commercial), C2 (Heavy Commercial), LC1 (Light Commercial), CAB1 (Commercial Alcoholic Beverage), A3.3 (Medium Density Residential), A4 (High Density Residential), B1 (Transition), A1 (Low Density Residential), and Rural.

ENVIRONMENT

Water Associations

A drainage channel is located along YMCA Plaza Drive to Ward's Creek.

Open Space

There is open space in the form of YMCA recreation fields within the Growth Center. There are few vacant parcels in Growth Center 3. Two BREC Parks adjacent to the Growth Center provide access to open space and recreation areas.

Edge Definition

The northern boundary of the Growth Center is the Kansas City Southern Railroad tracks. The south of the Growth Center is bounded by mixed residential, and the east has scattered commercial and single houses. The western boundary is low density residential.

DESIGN

Architectural Character

Growth Center 3 has a staggered building line along streets. There are several acadian-influenced office buildings on YMCA Plaza Drive. A large, columned plantation-style residence adjacent to YMCA Plaza Drive serves as an architectural landmark. Apartment and commercial structures include a variety of building materials such as stucco, metal and brick.

Landscape Character

Landscaping is minimal throughout the commercial parking lots in Growth Center 3. The right-of-way for planting is narrow along Perkins Road and wider along Siegen Lane. The tree canopy is recessed from the edge of the road.

Signage Character

There are billboards and temporary signs in the Growth Center. The permanent signs vary in size and design with heaviest concentration along Siegen north of Perkins.

Unique Features

There is a YMCA recreation facility and a driving range in Growth Center 3.



DEMOGRAPHIC INFORMATION

According to Census 2000, the racial composition of Growth Center 3 is approximately 79 percent (79%) white, 15 percent (15%) African American and three percent (3%) Asian. This differs slightly from 1990 figures, which show a population comprised of 84 percent (83%) white, 13 percent (13%) African American and two percent (2%) Asian.

The average household income, \$66,567 (\$49,098 in 1990), is considerably higher than the parishwide average of \$37,224. Approximately 96 percent (96%) of residents 25 years or older in and around this growth center have earned a high school diploma. Approximately 50 percent (50%) of area residents have earned a bachelor degree. Education attainment has shown no change since 1990.

For more information contact:

BATON ROUGE CITY-PARISH PLANNING COMMISSION

1755 Florida Boulevard, Third Floor
Baton Rouge, LA 70802
225-389-3144
Fax: 225-389-5342

webpage:
www.brgov.com/dept/planning/

email:
planning@brgov.com

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