



# GROWTH CENTER 4

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

## GROWTH CENTER 4

### TRANSPORTATION

#### Location

Growth Center 4 is located in Planning Districts 16 and 14 and includes the intersections of Perkins Road with Bluebonnet Boulevard and Hyacinth Avenue. Growth Center 4 immediately adjoins Growth Center 6, a Regional Growth Center.

#### Transportation Character

Perkins Road and Bluebonnet Boulevard are designated as major streets in the Growth Center. There are minimal pedestrian amenities and no bike path connections in the Growth Center. The Growth Center has no delineated crosswalks and no pedestrian traffic signals. There are unsheltered bus stops on Bluebonnet Boulevard and Perkins Road. Capital Transportation Corporation Route 57-Sherwood/Siegen and Route 17-Bluebonnet serve the Growth Center.

### LAND USE

#### Existing Land Use

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

#### Horizon Land Use

The Horizon Land Use in Growth Center 4 is a mix of Planned Unit Development, Public/Semi-Public, Light Commercial, and Transportation, Communication and Utilities. A designated Planned Unit Development is located on the north east corner of Bluebonnet Boulevard and Perkins Road. Light Commercial is concentrated along Bluebonnet Boulevard and Perkins Road.

#### Existing Zoning

The existing zoning in Growth Center 4 is a mix of C2 (Heavy Commercial), CAB1 (Commercial Alcoholic Beverage-restaurant), C1 (Light Commercial), LC3 (Light Commercial), A5 (High Rise Apartment), A3.1 (Limited Residential), B (Off Street Parking), CAB2 (Commercial Alcoholic Beverage- bars and lounges), and A1 (Single Family Residential).

### ENVIRONMENT

#### Water Associations

Dawson Creek is the northern boundary of the Growth Center. Bluebonnet Swamp is located to the southwest of Growth Center 4. There are small wetland areas in the Growth Center along Bluebonnet Boulevard.

#### Open Space

There is currently undeveloped acreage in the northeast section of the Growth Center.

#### Edge Definition

The northern boundary of Growth Center 4 is Dawson Creek. The southern boundary of the Growth Center is professional offices and single family residential. The eastern boundary is professional, commercial, and residential enclaves. The western boundary is single family residential and scattered commercial.

### DESIGN

#### Architectural Character

Growth Center 4 features staggered building lines along streets and strip malls. There are stucco, wood and brick commercial and professional buildings interspersed with acadian-influenced architecture such as Bluebonnet Village and the office buildings south of Capital Court on Bluebonnet Boulevard.

#### Landscape Character

There are minimally landscaped parking lots with a landscape median along Bluebonnet Boulevard south of Perkins Road. The tree canopy is recessed from the edge of Perkins Road and cleared in the northeast section, and there are large established oak trees present in the Growth Center.

#### Signage Character

There are billboards, temporary signs, and permanent signs in Growth Center 4 with the heaviest concentration around Perkins Road at Bluebonnet Boulevard.

#### Unique Features

A standpipe water tower, a United States Postal Service Post Office and General Mail Facility, and a television station facility are located in the Growth Center.



## DEMOGRAPHIC INFORMATION

According to Census 2000, the racial composition of Growth Center 4 is approximately 70 percent (70%) white, 25 percent (25%) African American and three percent (3%) Asian. This differs slightly from 1990 figures, which show a population comprised of 73 percent (73%) white, 24 percent (24%) African American and two percent (2%) Asian.

The average household income, \$55,784 (\$43,094 in 1990), is considerably higher than the 2000 parishwide average of \$37,224. Approximately 93 percent (93%) of residents 25 years or older in and around this growth center have earned a high school diploma. This percentage has shown no change since 1990. Approximately 53 percent (53%) of area residents have earned a bachelor degree. This shows an increase from 50 percent (50%) in 1990.

For more information contact:

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