



Proposed Public Realm & Private Development Concepts

Old South Baton Rouge Neighborhood and Economic Revitalization Strategy

“NORTHWEST AREA” - NICHOLSON GATEWAY AND RIVERFRONT AREA REDEVELOPMENT ACTIONS

For the purpose of this document, the “Northwest Area” is generally defined by South Street to the North, Corporation Canal and the Railway to the East, McClung Street, West Chimes Street to the South and the Mississippi River to the West.

A. Public and Private Projects Underway or Being Planned

1. Red Stick Loft Development
2. City Dock Redevelopment
3. Potential Minor League Baseball Stadium Study

B. Public Realm Improvement Recommendations

1. Outdoor Plaza Festival Marketplace at Brickyard Station
2. Outdoor Performing Arts Stage and Amphitheater at Brickyard Station
3. Pedestrian Bridges Over Railroad Connecting to Levee Trail
4. New Levee Promenade & Arrival Court to Brickyard Landing (Old City Dock Site)
5. Streetscape & Pedestrian Crossing Enhancements on:
 - . Nicholson Drive
 - . Terrace Street
 - . Oklahoma Street
 - . St Philip Street
 - . Brickyard Street (new)
 - . River Road
 - . South Street “Boulevard” at River Road & St. Philip St.
6. Extension of Nicholson Drive Boulevard Treatment from McClung Street to South Boulevard
7. River Road Gateway at South Street
8. River Road Parks and Open spaces for New Developments

C. Transportation Recommendations and Actions

1. North Nicholson Drive Realignment to the West
2. Terrace Street Road Improvement and Extension
3. St. Philip Street Realignment and Extension South
4. Proposed New Brickyard Street Paralleling Nicholson
5. Oklahoma Street Realignment & Road Improvements
6. River Road Widening to 4 Lane “Address” Boulevard
7. Potential Future Traffic Signalization Improvements to be Determined Based on New Traffic Patterns

D. Infrastructure Recommendations

1. Corporation Canal Realignment and Partial Widening
 2. Relocate Overhead Utilities on Nicholson, Terrace, Oklahoma and River Roads
 3. Install Pedestrian Scale Street Lighting on the Streetscapes Listed Above
 4. Railroad Crossing Improvements for Oklahoma Street
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E. Development Program Recommendations

1. “Brickyard Landing Discovery Center” at Old City Dock
2. “Nicholson Gateway” Apartments, Condominiums & Lofts
3. Canal Side Residential Apartments/Lofts
4. “The Brickyard Shops” – Factory Outlet Retail Center
5. “Brickyard Place” Mixed-use Residential Developments with Structured Parking
6. “St Philips Place” Mixed-use Residential Development with Structured Parking
7. “Nicholson Boulevard” Mixed-use/Commercial Development
8. “Brickyard Street” Apartments, Condominiums & Lofts Development
9. River Road Themed Restaurants at Oklahoma Street and South Boulevard
 - . South Blvd. could be known as the “Lumber Mill”
 - . Oklahoma could be known as the “Capital City Oil Mill”
10. Riverfront Commercial/Mixed-use Development on New River Road Boulevard
11. Riverfront Residential Development Along New River Road Boulevard
12. Riverfront Employment Development North of Water Treatment Plant

“SOUTH AREA” - NORTH GATE “EAST” AND “WEST” REDEVELOPMENT AREAS

For the purpose of this document, the “South Area” is generally defined by River Road to the West, Roosevelt Street and McKinley streets to the North Dalrymple to the East and Chimes Street to the South.

F. Public and Private Projects Already Underway

1. Phase II of The Venue Development by First Worthing
2. First Worthing Commercial Development Sites on State Street Pending
3. Highland House Development by First Worthing
4. Additional Student Apartment Development Pending on Highland Across from Aster Street
5. Additional LSU Campus Development Proposed between Chimes and Roosevelt Street
6. “Fieldhouse Sports Lofts” at Nicholson Drive and West Chimes Street.

G. Public Realm Improvement Recommendations

1. OSBR Gateway Triangle Park at Highland Road and Thomas Delpit Dr.
2. Corporation Canal Greenway Trail
3. Gateway Plaza at Highland Road and State Street Intersection
4. Streetscape & Pedestrian Crossing Enhancements on:
 - . Highland Road
 - . Nicholson Drive
 - . Thomas Delpit Drive
 - . State, Vicaro, Georgia, Chimes, & Alaska Streets
5. Boulevard Enhancements for the South End of Thomas Delpit Drive
6. Future Expansion of Alaska Street Park and Recreational Facilities
7. Land Swap and Reconfiguration of Roosevelt Park as Passive/Active Open Space Amenity for New Residential Development.

H. Transportation Recommendations

1. Realignment of Roosevelt Street to the South, East of Highland Road
 2. Remove Garfield Street Between Highland and Delpit for Communal Water Retention Area
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3. Reopen and Realign Lower (Closed) Portion of Delpit Drive to Become New Extension of Georgia Street
4. Relocate Georgia Street Between Grant and McKinley Streets to Allow for Vocational School Wing Development
5. Extend State Street Through to New North South Street Along LSU's Married Student Housing
6. Relocate Aster Street to the North to Intersect with Delpit Drive Extension at Highland Road
7. Potential Future Traffic Signalization Improvements to be Determined Based on New Traffic Patterns

I. Infrastructure Recommendations

1. Corporation Canal Realignment and Partial Widening on Underutilized Sites for Communal Storm Water Management Facilities
2. Relocate Overhead Utilities where Applicable on the Following Image Streets; Highland Road, Nicholson Drive, Thomas, Delpit Drive, State Street, Vicaro Street, Georgia Street, Chimes Street and Alaska Street
3. Install Pedestrian Scale Street Lighting on the Streetscapes Outlined Above

J. Development Program recommendations

1. New "Delpit Place" Apartments, Condominiums & Lofts East of Highland Road
2. "Highland/Delpit Gateway" Commercial/ Mixed-use Development
3. North Gate Commercial Development Along State Street and Highland Road Intersection
4. Potential Phase 3 Residential Expansion for the Venue Development
5. Aster Court and Roosevelt Court Apartments, Condominiums & Lofts Located on LSU's Current Band Practice Field
6. Retention of Existing Neighborhood Businesses on Highland Road Between Roosevelt and McKinley
7. Business Retention of Key Businesses Along the
8. Infill Commercial Building Locations Along the South Nicholson Corridor
9. South Nicholson Gateway Apartments, Condominiums & Lofts Interspersed With New Commercial Business Locations
10. Future Alaska Park Apartments, Condominiums & Lofts Proposed around the Perimeter of an Expanded Alaska Street Park and up Iowa Street to McKinley Street.

"NORTHEAST" - TERRACE/DELPIT REVITALIZATIONCORRIDOR, SWART NEIGHBORHOOD CONSERVATION AREA AND LINCOLN THEATER/EDDIE ROBINSON REDEVELOPMENT AREA

For the purpose of this document, the "Northeast Area" is generally bounded by Corporation Canal to the East, South Boulevard/Street to the North, 17th Street to the East and Washington Street to the South.

K. Public and Private Projects Already Underway

1. New Carver Library and Head Start Center
 2. Old McKinley High School Restoration and Adaptive Re-use
 3. Hope VI Infill Housing Development
 4. Hope VI Infill Commercial Development on Thomas Delpit Drive
 5. YMCA Facility Expansion and Outdoor Recreation Enhancements
 6. New McKinley Middle Magnet School Campus
 7. City Park Improvements
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L. Public Realm Improvement Recommendations

1. Two to Three Neighborhood Pocket Parks at Key Gathering Points along the Delpit Commercial Corridor (i.e. a Checkers/Chess Park near Johnny's Liquor Store.
2. Streetscape Improvements on Connecting, High Image/Address Streets:
 - a. Terrace, Louise and Napoleon Streets
 - b. Thomas Delpit Drive
 - c. Highland Road
 - a. Myrtle, Julia and 14th Streets
 - e. Eddie Robinson Sr. Drive
 - f. Braddock & McCallop Streets
3. New "Lincoln Square" Passive Community Park Across From the Lincoln Theater
4. New Residential Passive Park Square Between Swart and Pecan Streets
5. New Residential Passive Park Square between Smith and Apple Streets
6. Establish a Natural Development Buffer Along the Railway Tracks in the Eddie Robinson Area
7. Prepare a Brooks Park Improvement Plan to include Walking Trails, Seating Areas, Pavilions, etc.
8. New Residential Passive Park Square on Napoleon Street Between Louise and Howard Streets

M. Transportation Recommendations

1. Extend or Abandon Dead-end Streets for New Residential Development Opportunities East of the Railway in the Eddie Robinson Neighborhood Area
2. Redefine the Public Street (and parcel) Network Between Terrace and Louise Streets to Create Larger Blocks Offering Larger Lot Development near the New School Property.
3. Close Glacier Street Between the Spanish Moon and BRACC to Replace College Parking Lost to Nicholson Gateway Residential Development.
4. Potential Future Traffic Signalization Improvements to be Determined Based on New Traffic Patterns

N. Infrastructure Recommendations

1. Relocate Overhead Utilities where Applicable on the Following Image Streets; Terrace, Louise and Napoleon Streets, Thomas Delpit Drive, Highland Road, Myrtle, Julia and 14th Streets , Eddie Robinson Sr. Drive, Braddock & McCallop Streets
2. Install Pedestrian Scale Street Lighting on the Streetscapes Outlined Above

O. Development Program Recommendations

1. Preserve Contributing Businesses, Residences and Social Organizations Along Eddie Robinson and Lincoln Theater Blocks \
 2. Infill Mixed-use Buildings Around Lincoln Square, Terrace and Delpit Streets, Offering Contemporary Ground Floor Commercial Space with Residential Above.
 3. Complete Lincoln Theater Revitalization and Re-use as a Community Theater and Mixed-use Building.
 4. Lincoln II Building Revitalization and Re-use as Neighborhood Arts and Cultural Center
 5. Infill Neighborhood Serving Commercial Buildings around the Proposed Lincoln Square.
 1. Infill Employment Uses Along Railroad Parcels on 14th and 15th Streets
 7. Relocate Ice Manufacturing Company on Myrtle to Employment Development Area Along Railway Tracks
 8. Infill Ice Manufacturing Site with Public Community Use complimenting Nearby Church and Francis Xavier School
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9. Relocate Residents in Substandard Housing to New/Renovated Homes Within Same Area.
10. Conserve and Relocate Existing Homes between Terrace and Louise to other Vacant Sites Surrounding the Lincoln Square Area.
11. Remove Vacant & Blighted Residences and Replace with New, Varied Residential Types; Single Family, Duplex, Town homes, Apartments, Condominiums and Lofts.
12. Develop New Homes to the North and South of the New McKinley Middle School Campus.
13. Preserve Contributing Businesses, Residences and Social Organizations Along Terrace and Delpit Corridors.
14. Prepare Residential Improvement and New Development Guidelines with a Façade Grant Program to Assist Area Residents in Improving Their Stable and Habitable Structures Which are Positively Contributions to the Neighborhood's Character.
15. "Nicholson Gateway" Apartments, Condominiums & Lofts at Corner of Highland Road and Terrace Street on the BRACC Site
16. "Washington Gateway" Commercial/Medical Office Development along the Washington Street and Thomas Delpit Drive Intersection.
17. "Washington Gateway" Co-op Grocery Store at Thomas Delpit Drive and Fig Street

"CENTRAL AREA" – DELPIT/HIGHLAND ROAD NEIGHBORHOOD CONSERVATION AREA AND "ROOSEVELT PARK" NEIGHBORHOOD CONSERVATION AREA

For the purpose of this document, the "Central Area" is generally bounded by the railway and River Road to the East, Washington Street to the North, Arkansas Street to the East and Roosevelt Street to the South.

P. Public and Private Projects Already Underway

1. Hope VI Infill Housing Development on Various Sites
2. Old Carver Library Building Re-use for Church Site

Q. Public Realm Improvement Recommendations

1. Corporation Canal Would be Widened, Realigned and Naturalized to Create a Linear Canal Park and Greenway Corridor with Associated North–South Bike Trails
 2. Streetscape Improvements on Connecting, High Image/Address Streets:
 - a. Washington, Van Buren, E. Harrison, E. Polk, W. Taylor and Harding Streets
 - b. Arizona, Nebraska, Kansas, Thomas Delpit, and Maryland Streets, as well as, the Southern Portion of Georgia Street
 - c. Highland Road
 3. New Gateway Park at the Intersection of E. Polk Street and Highland Road
 4. New Residential Passive Park Triangle on Arizona Street Between Washington and Harrison Streets
 5. New Residential Passive Park Square on Colorado Street Between Washington and Harrison Streets
 6. New Residential Passive Park Square on Kentucky Street between E. Polk and E. Buchanan Streets.
 7. Relocate and Expand Buchanan Park to the North to Help Encourage new residential Development
 8. Reconfigure and Re-program East Polk Street Park to Accommodate New Residential Development around the Park making it a Safer Play Space for Children and Adults.
 9. Potential Community Garden Plot site on the south west Corner of the Polk Street Elementary Site
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10. New Open Space Area around the Georgia Street and McKinley Street Frontage of the High School Vocational Wing Expansion that is proposed.

R. Transportation Recommendations

1. New “Canalside Drive” along the Corporation Canal Connecting W. Polk Street with Nicholson Drive Over a New Canal Bridge Crossing.
2. Realignment of E. Polk Street Intersection with Highland Road to Better Align with Taylor Street as an East-West Traffic Connector Needed in the Neighborhood.
3. Realignment of Braddock Street with Georgia Street to the West to Improve Distance between I-10 Exit Ramp and Braddock Street.
4. Potential Future Traffic Signalization Improvements to be Determined Based on New Traffic Patterns

S. Infrastructure Recommendations

1. Relocate Overhead Utilities Where Applicable on the Image Streets Listed Under Streetscape Improvements Above.
2. Install Pedestrian Scale Street Lighting on the Streetscapes Outlined Above as Well.

T. Development Program recommendations

1. Relocate Viable Highland Road Businesses Between Washington and East Polk Street to New Commercial Buildings Proposed Between Johnson Street and Aster Street.
 2. Remove Vacant & Blighted Residences and Replace with New, Varied Residential Types; Single Family, Duplex, Town homes, Apartments, Condominiums and Lofts.
 3. New or Renovated Single Family Homes are Proposed on Stand Alone Parcels or Grouped Parcels That Can be Subdivided to Accommodate Desirable Larger Lot Detached Homes with Driveways and Parking Pads
 4. New Single Family Attached Duplex Homes are proposed in Areas Where Two, Four or Six Smaller Parcels could be Combined That Were Otherwise too small for a Modern SF Home.
 5. New Alley Loaded Town home Development is Proposed along the Washington Street and Highland Road Corridors as a Way to Re-link the Neighborhood Fabric across Traffic Barriers.
 6. New Multi-family Development is proposed for Key Locations along Highland Road, Roosevelt Street and Canalside Drive Corridors. These Locations Are Near Bus Lines, Traffic Corridors, Commercial Services, Open Space Amenities And Schools.
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