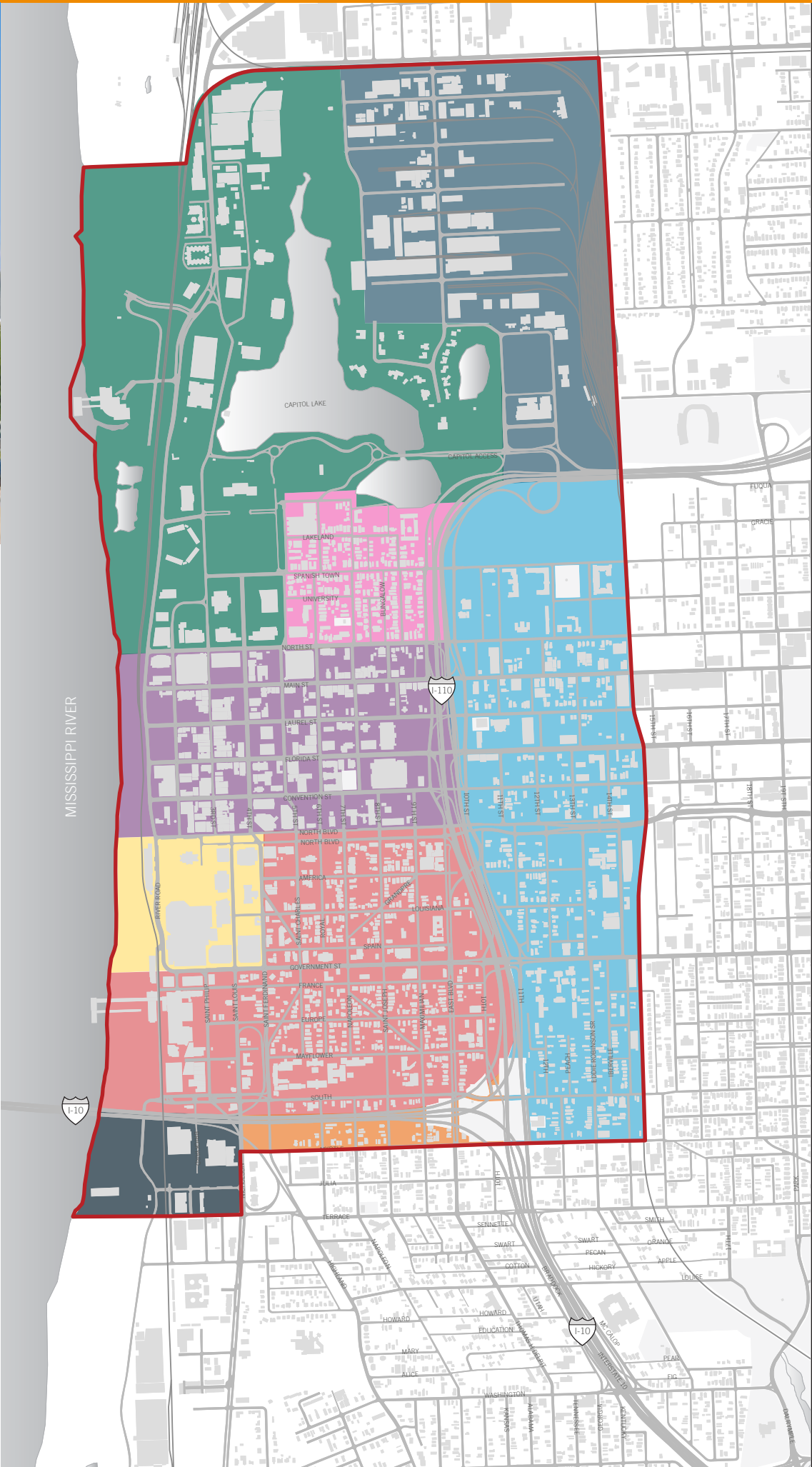


# DOWNTOWN NEIGHBORHOODS

The Downtown Development District has several unique, architecturally and culturally vibrant character areas/neighborhoods. These include Historic Spanish Town, Historic Beauregard Town, Central Business District, Downtown East, the Capitol Area, Industrial Park, City Center, Myrtle, and Water Campus.



## DOWNTOWN CHARACTER AREAS & NEIGHBORHOODS

LEGEND	
Capitol Area	<div></div>
Industrial Park	<div></div>
Spanish Town	<div></div>
Downtown East	<div></div>
Central Business District	<div></div>
City Center	<div></div>
Beauregard Town	<div></div>
Myrtle	<div></div>
Water Campus	<div></div>

**Capitol Area** - The capitol area of Downtown Baton Rouge serves as the vibrant heart of Louisiana's capital city. It encompasses the majestic State Capitol building and a thriving mix of government buildings, businesses, cultural institutions, and entertainment venues.

**Industrial Park** - The industrial park of Downtown Baton Rouge features a diverse range of industrial facilities and businesses and is full of opportunity. It serves as a center for manufacturing, distribution, and logistics, featuring locally-owned Manda Meats and several other large companies.

**Spanish Town** - Spanish Town is a historic and eclectic neighborhood located in Downtown Baton Rouge. Known for its colorful and historical houses, it is the oldest neighborhood in Baton Rouge established in 1805.

**Downtown East** - Downtown East of Downtown Baton Rouge refers to the area located to the east of Interstate 110. This neighborhood has focused revitalization projects underway including residential, commercial, and entertainment.

**Central Business District** - The Central Business District (CBD) of Downtown Baton Rouge is the bustling commercial and financial center of the city. It is home to numerous high-rise office buildings, government offices, banks, hotels, and retail establishments.

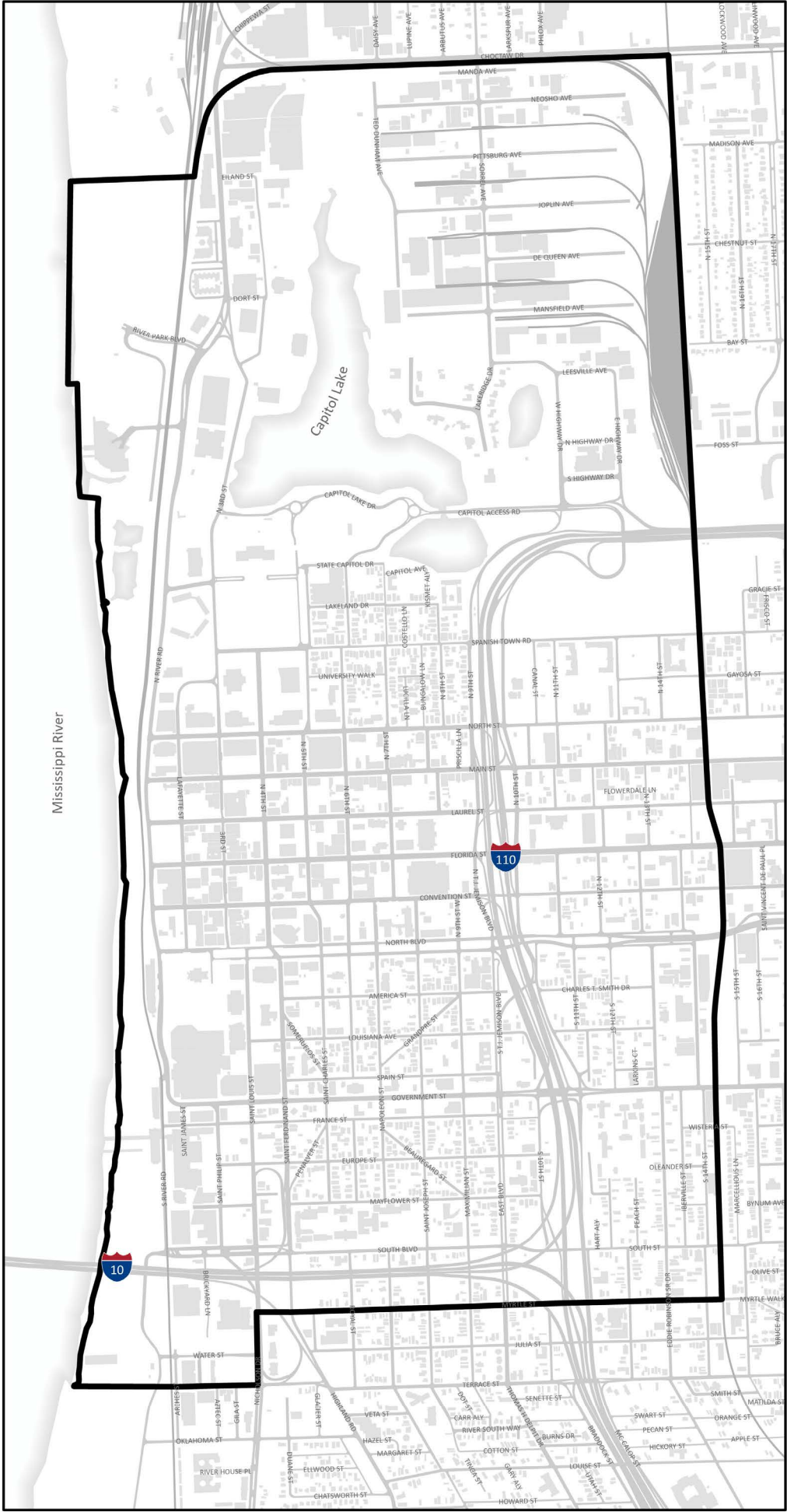
**City Center** - The City Center of Downtown Baton Rouge encompasses the core area where our civic institutions and cultural attractions converge. This area features the Central Green, a series of public greenspaces that connect these attractions and institutions.

**Beauregard Town** - Beauregard Town is a historic neighborhood located in Downtown Baton Rouge, known for its charming architecture and tree-lined streets. The neighborhood's architectural beauty and historic significance make it a popular destination for visitors and locals interested in experiencing the rich history and southern charm of Baton Rouge.

**Myrtle** - This area is located just south of Beauregard Town on Myrtle Street. The historic Lincoln Theatre is located on this corridor which welcomed performances from famous African American musicians and served as a community hub with a pharmacy, barbershop, dentist office, laundromat, and offices.

**Water Campus** - The Water Campus is at the southern end of the downtown and features a mix of research facilities, offices, and residences. The Water Campus region serves as a hub for scientific advancements and collaborations aimed at addressing the challenges and opportunities related to water resources in the region.

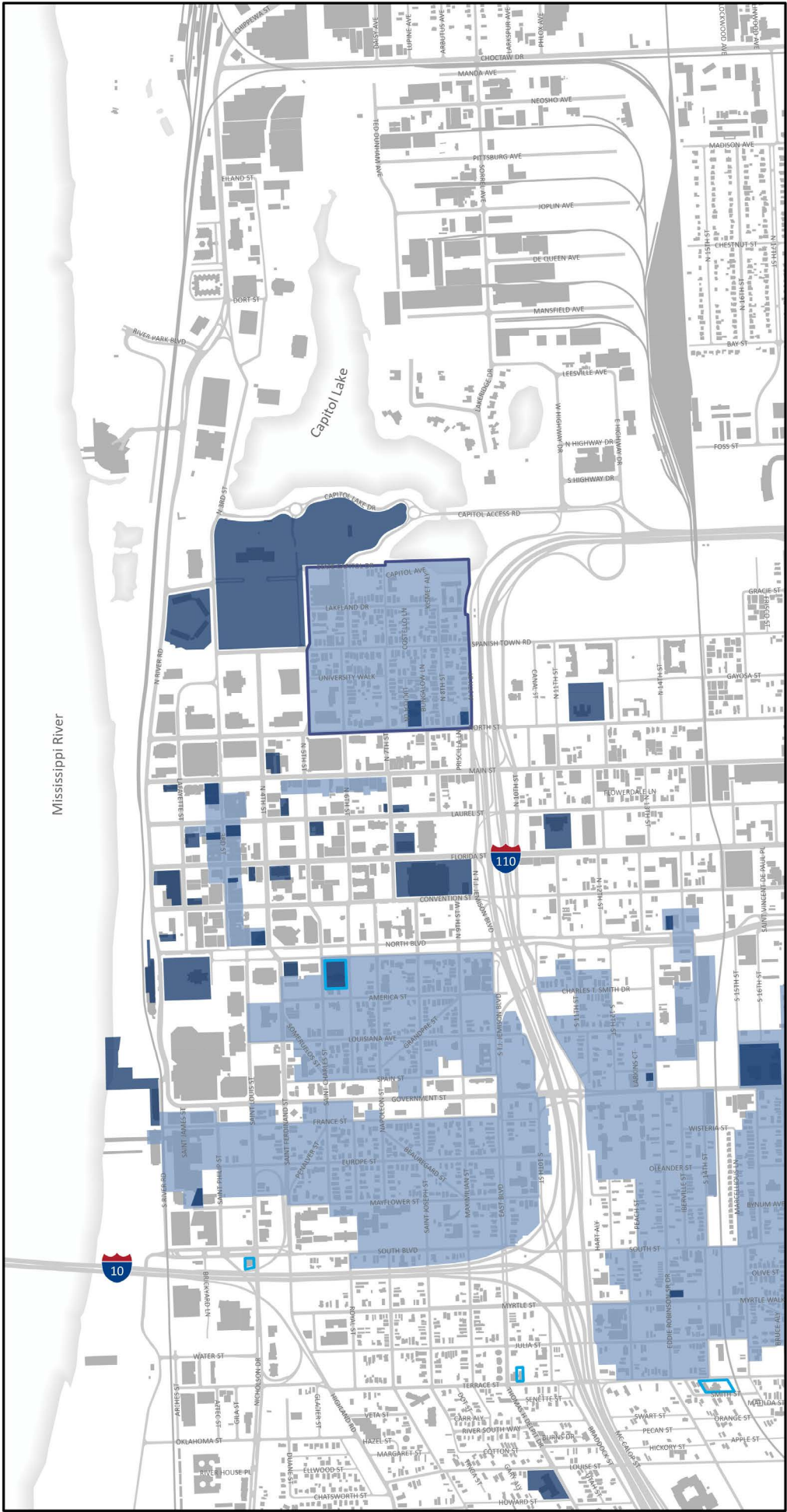
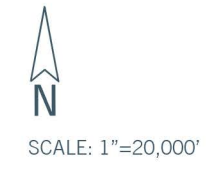




# DDD BOUNDARY

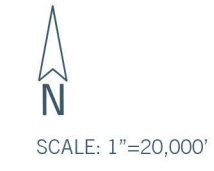
West boundary at the Mississippi River immediately south of the Old Municipal Dock site, east to River Road, east to Terrace Avenue, east to Nicholson Drive, north to Myrtle Avenue, east to Kansas City Line Railroad (eastern boundary), north along railroad to Choctaw Drive, west along railroad, following southern curve of railroad near River Road, south on railroad, west to river at Eiland Street (north boundary of River Park development site), south along Mississippi River back to southern edge of Old Municipal Dock site.

**EXPANSION**  
As an implementation item of our 2012 Strategic Plan and Plan Baton Rouge II, it was recommended that the downtown extend its geographical reach to the neighborhoods surrounding downtown. The expansion calls for an area plan that will focus on residential neighborhood revitalization and an employment center north of the State Capitol Building. Legislation was passed in 2012 that expanded the Downtown Development District boundary and was approved by voters in the Fall of 2015.

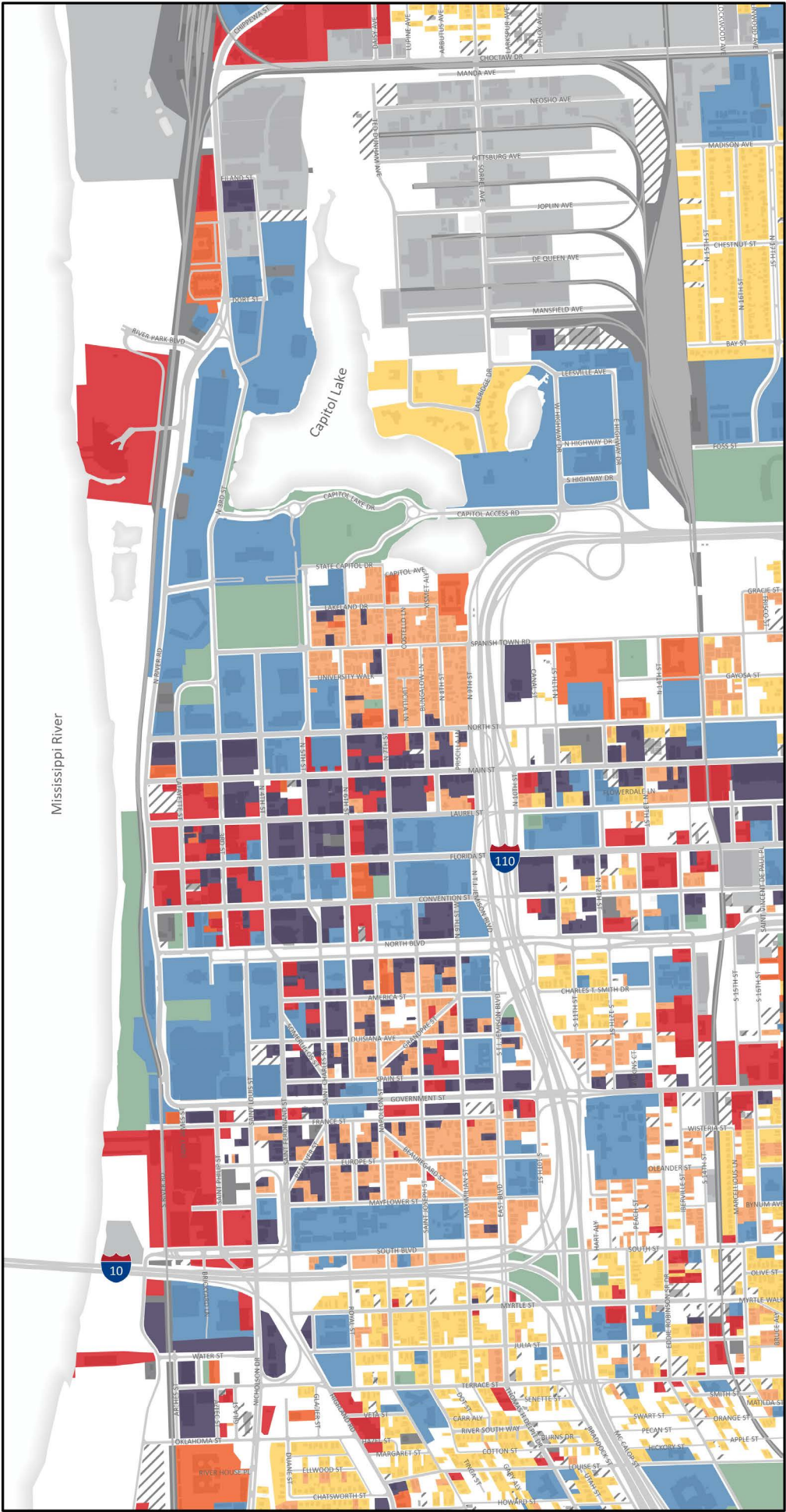


# HISTORIC DEVELOPMENT

- LEGEND**
- National Historic Districts
  - National Historic Landmarks
  - Local Historic Districts
  - Local Historic Landmarks







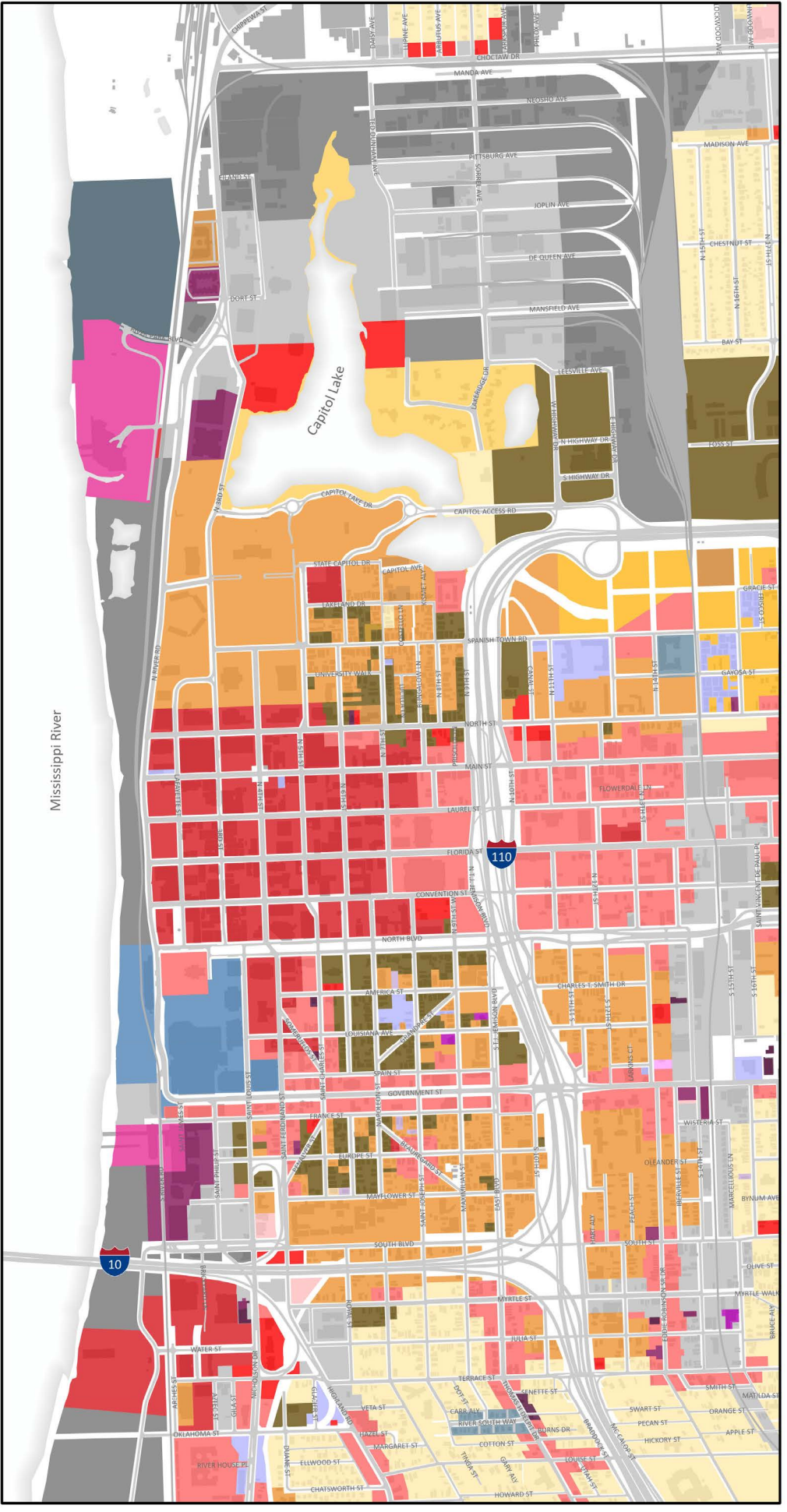
# EXISTING LAND-USE

## LEGEND

- Commercial
- High Density Residential
- Industrial
- Institutional
- Low Density Residential
- Medium Density Residential
- Office
- Greenspace
- Undeveloped
- Utilities
- Vacant



SCALE: 1"=20,000'



# ZONING DISTRICTS

## LEGEND

- PUD
- SPUD
- NO
- NC
- M2
- M1
- LC2
- LC1
- ISPUD
- GU
- GOL
- CG
- C-AB-2
- C-AB-1
- C5
- C2
- C1
- B1
- B
- A5
- A4
- A2
- A1
- A2.9
- A3.3
- A2.9
- A2.5



SCALE: 1"=20,000'