

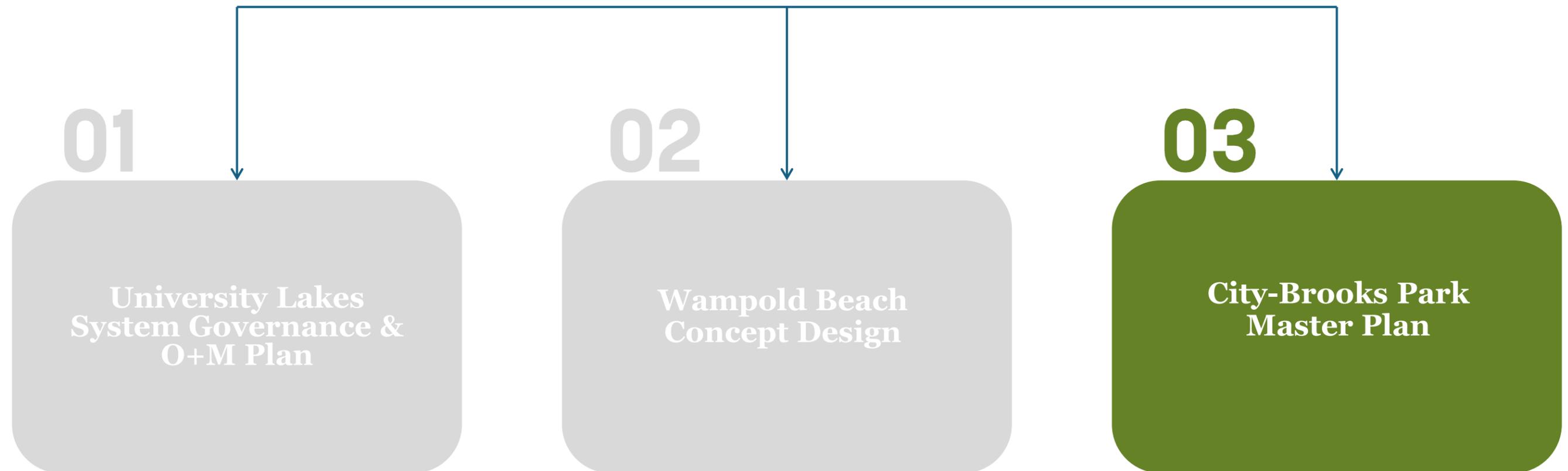


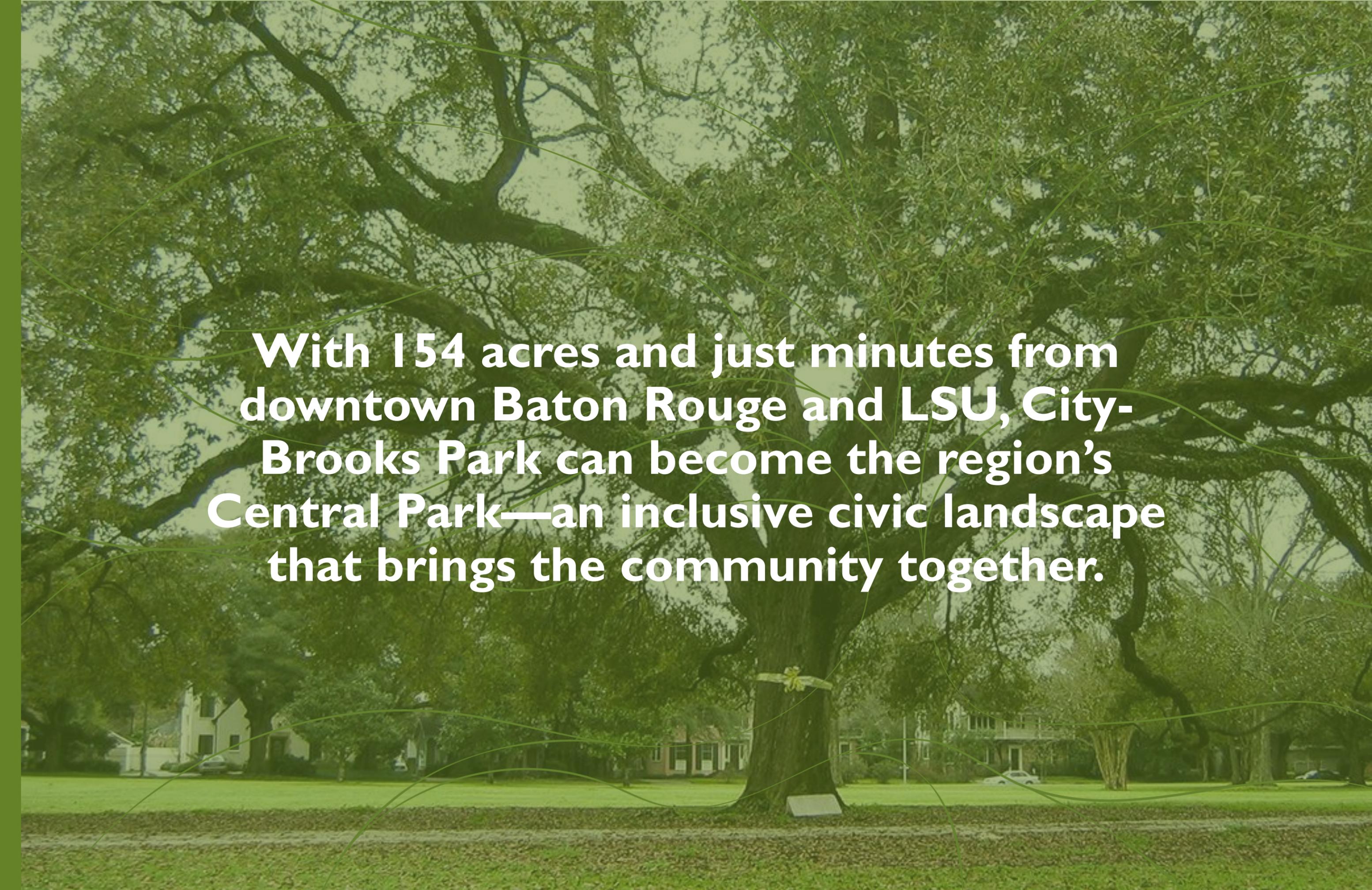
CITY BROOKS PARK MASTER PLAN

February 4, 2026 | Steering Committee Workshop

PROJECT OVERVIEW

City Brooks Park & University Lakes Unified Master Plan & Governance Structure





With 154 acres and just minutes from downtown Baton Rouge and LSU, City-Brooks Park can become the region's Central Park—an inclusive civic landscape that brings the community together.

Project Overview

CITY PARK FOR THE CITY

City-Brooks Park has extraordinary potential—minutes from downtown, adjacent to LSU, deeply loved by the community, and defined by its scale, ecology, and proximity to University Lakes and the Knock-Knock Museum—positioning it as a premier destination for East Baton Rouge.

However, the park is fragmented and lacks a holistic vision: while the dog park, art gallery, and golf course are popular, they function in isolation, leaving other areas underutilized, poorly connected, and limited in programming needed to support a true destination park.



Base Image Credit: IYP 3

Project Overview

WHY NOW?

Site Considerations

The following design explorations present initial ideas for how a new building and site strategy might support the project goals. These studies are intended to inform the ongoing development of the 25% Schematic Design package and help shape a clear and compelling vision as the project evolves.

PRIORITIZING CONNECTION: By linking programs, people, and place, we'll strengthen relationships among the new building, existing Clubhouse, event lawn, golf facilities, and City-Brooks Park.

LAYERED HISTORY: Visible and hidden stories, from Indigenous communities to the Baton Rouge Swin, inform the design, with landscape and architecture honoring the past while supporting contemporary use.

ARRIVAL LANDSCAPE: Drawing inspiration from the Live Oaks, strong landscape cues form an entry sequence that sets the tone for the experience beyond.

CIRCULATION + WAYFINDING: A widened path from the horseshoe lawn establishes a clear arrival sequence, improving access and loading.

INCLUSIVE TRANSITIONS: A gentle ramp and terrace taper into the open lawn, linking the two buildings with a soft slope that supports visitors of all ages and extending programming naturally to the central events lawn.

MULTIPURPOSE EVENT LAWN: The lawn serves as a flexible community hub, supporting golf tournaments, training, and casual play, while also hosting BRG programs like First Wednesdays, fundraisers, and seasonal events. Broader community gatherings with BREC can maximize the value of the indoor-outdoor amenity.

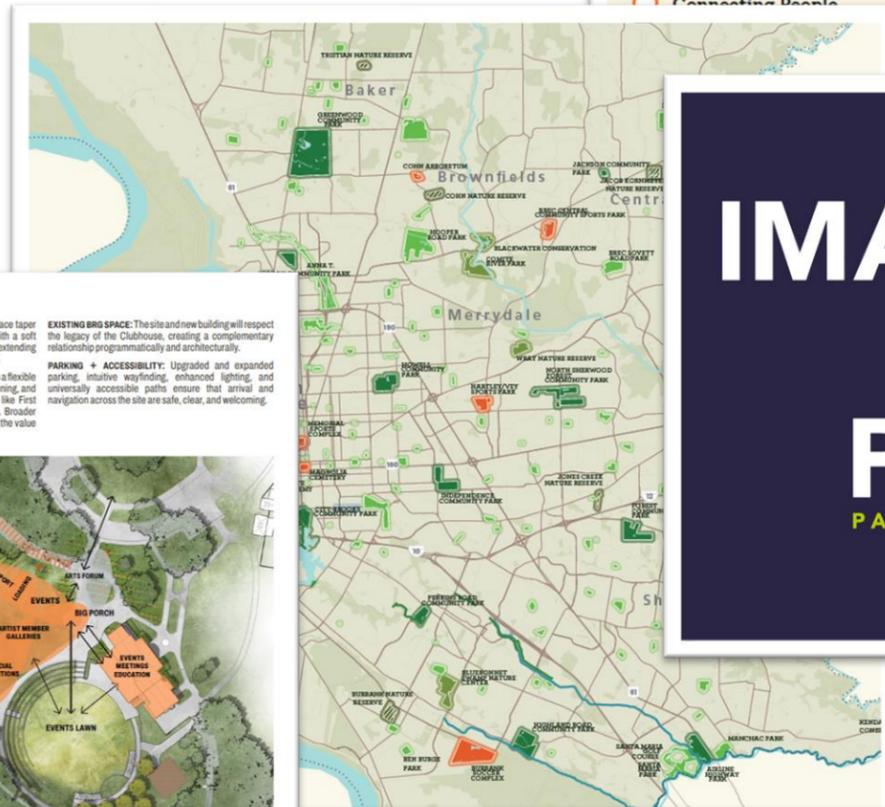
PARKING + ACCESSIBILITY: Upgraded and expanded parking, intuitive wayfinding, enhanced lighting, and universally accessible paths ensure that arrival and navigation across the site are safe, clear, and welcoming.

EXISTING BRG SPACE: The site and new building will respect the legacy of the Clubhouse, creating a complementary relationship programmatically and architecturally.

1. BIG CAC
2. ART PROMENADE + BRG INSTALLATIONS
3. IMPROVE PEDESTRIAN CROSSING
4. IMPROVE LIGHTING + LANDSCAPING
5. ADDITIONAL PARKING, 115 SPACES
6. IMPROVE CONNECTION TO BROOKS PARK
7. STREET EDGE IMPROVEMENT
8. ACKNOWLEDGE SWEET OLIVE CEMETERY
9. MCKINLEY SCHOOL ARTS PROGRAMMING
10. IMPROVE KNOCK KNOCK CONNECTION

HISTORY OF CITY-BROOKS PARK + POOL **CURRENT BRG HOME + CLUBHOUSE** **VISIBILITY + MATURE LIVE OAK TREE CANOPY** **UNIVERSITY LAKES PROJECT** **HISTORIC CITY-BROOKS PARK GOLF COURSE** **PARKING + ACCESSIBILITY**

NANO + GSJArch



Focus Area #4: Greenway Funding & Maintenance Models

Welcoming Everyone
Connecting People

By the end of the first three years ...

- Test operational models with the City-Brooks Park, Health Loop, and Scotlandville Parkway projects.
- Develop a plan for preferred model(s) future system expansion that addresses

Relevant Recommendations

16.1: Create Functional Use Classification System For Trails

Resources

Expansion

Trail

Resources

IMAGINE YOUR PARKS

PARKS WITH PURPOSE

Access

to repair historical harm and recreation equity. Addressing the causes of is to quality parks and green this. As part of the Trust 0-Minute Walk program, existing policies. The goal is unities to update them or is that better advance park equity. BREC also adopted a policy that makes community engagement a requirement of park decision-making. The policy also standardizes engagement practices.

In terms of restorative equity, opportunities include City-Brooks Park, Expressway Park,

University Lakes

HOME The Project News Participate **SHARE!**

The University Lakes Restoration Project team reminds the public that beginning June 4, 2025, May Street will be closed to all traffic between Dalrymple Drive and East Lakeshore Drive. This applies to vehicles, cyclists, and pedestrians.

REIMAGINE THE LAKES

Exciting changes are coming to the University Lakes System. A partnership between LSU and state and local partners is working to create a more sustainable lakes system through ambitious environmental restoration that will also add tremendous recreational value for all people of Baton Rouge.

Increased visibility from recent projects like Contemporary Art Gallery and University Lakes projects, alignment with the IYP3 Park Vision, and a growing call for cohesion make now the right time to establish a unified, connected park framework.

Project Overview

ONGOING PROJECTS

Site Considerations

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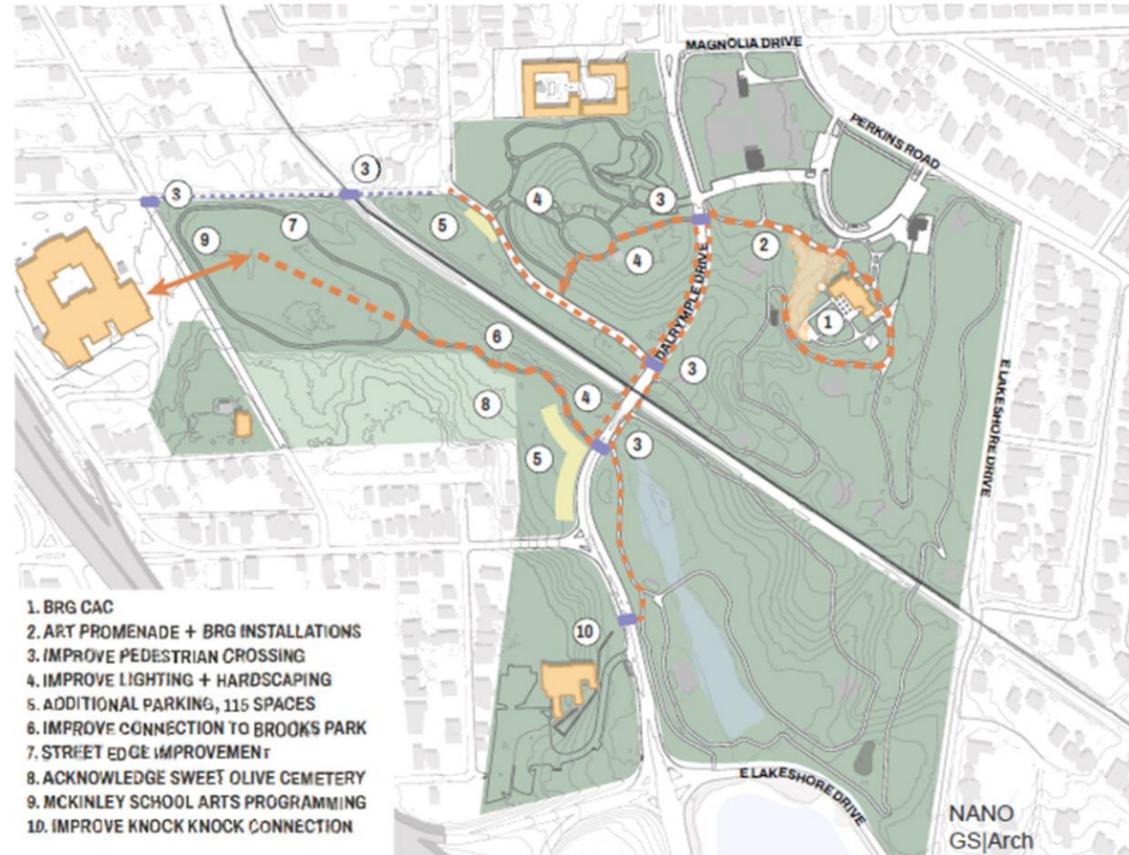
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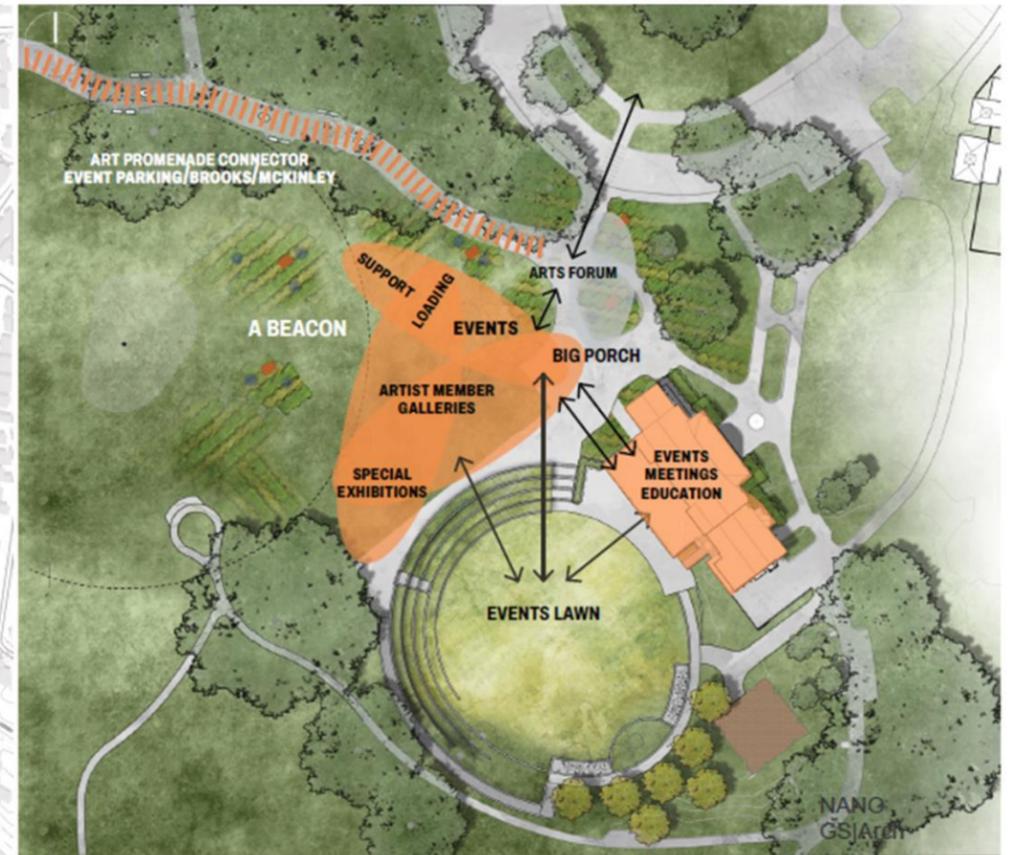
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PARKING + ACCESSIBILITY: Upgraded and expanded parking, intuitive wayfinding, enhanced lighting, and universally accessible paths ensure that arrival and navigation across the site are safe, clear, and welcoming.



ART MASTER PLAN SITE CONNECTIONS



A CONNECTED PROGRAMMATIC SITE PLAN

Sasaki will work with Nano team to align timeline and content.



HISTORY OF CITY-BROOKS PARK + POOL



CURRENT BRG HOME + CLUBHOUSE



VISIBILITY + MATURE LIVE OAK TREE CANOPY



UNIVERSITY LAKES PROJECT



HISTORIC CITY-BROOKS PARK GOLF COURSE



PARKING + ACCESSIBILITY

NANO + GS|Arch

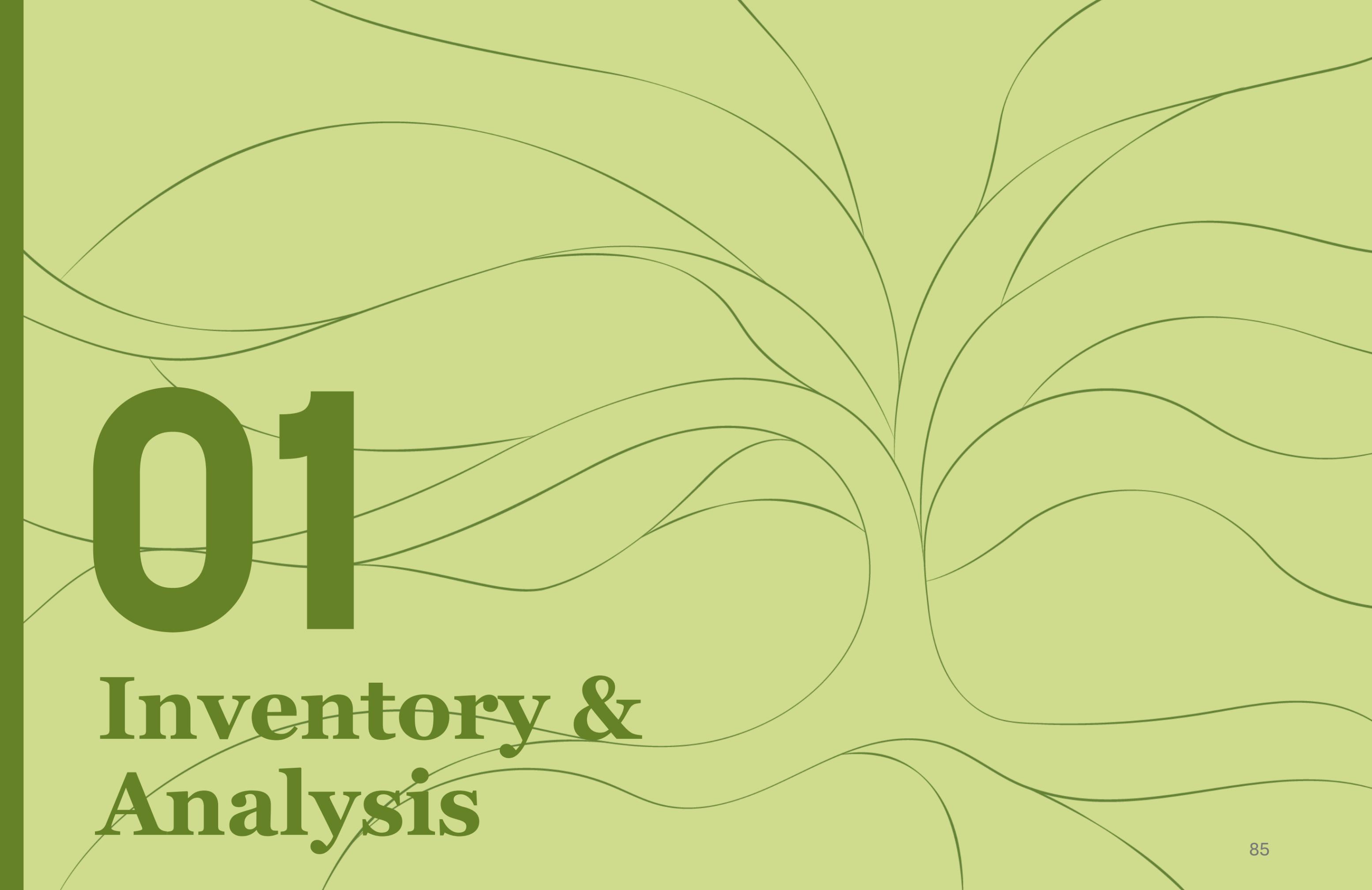
Project Overview

CITY-BROOKS COMMUNITY PARK

City-Brooks Community Park was formed in 2008 when BREC combined the historic City Park and Brooks Park into a unified community park. City Park dates back to the 1920s with amenities like golf, tennis, and swimming, and Brooks Park grew from the United Negro Recreation Association's 1949 pool and community space, later donated to BREC in 1953.

Today the park features tennis courts, a swimming pool, a dog park, a splash pad, walking trails, a fishing lake, croquet, and a peaceful labyrinth. Families can explore the Knock Knock Children's Museum or view contemporary art at the Baton Rouge Gallery, one of the nation's longest-running artist co-ops. With scenic lake views, mature trees, and diverse amenities, City-Brooks is ideal for recreation, relaxation, and community fun.



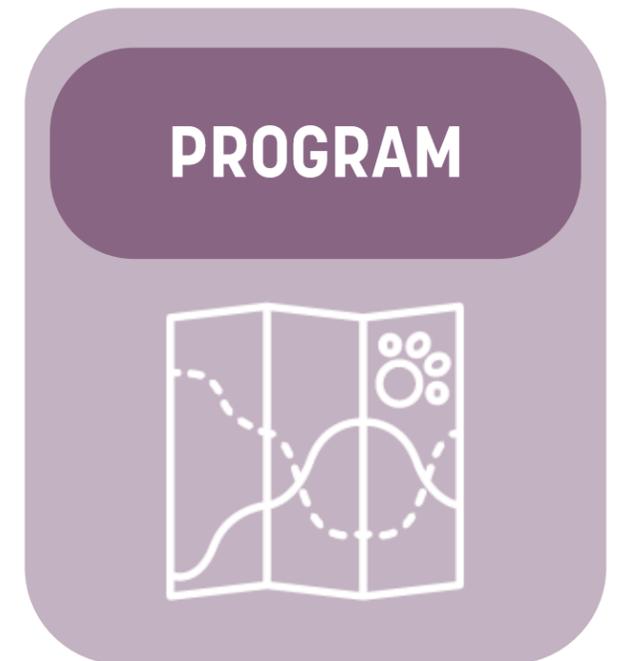
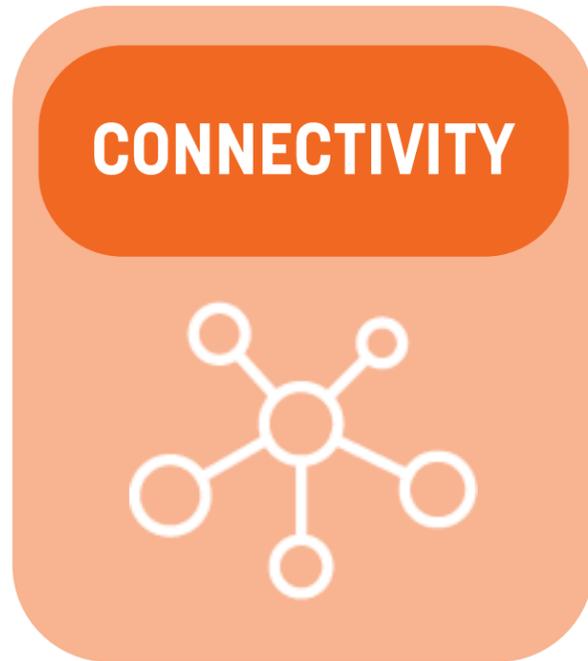


01

**Inventory &
Analysis**

Project Overview

SITE FINDING BY TOPICS



CONNECTIVITY

- Regional Connectivity
- Vehicular Circulation
- Site Bicycle Connectivity
- Site Pedestrian Connectivity
- Parking & Loading
- Key Takeaways Diagram

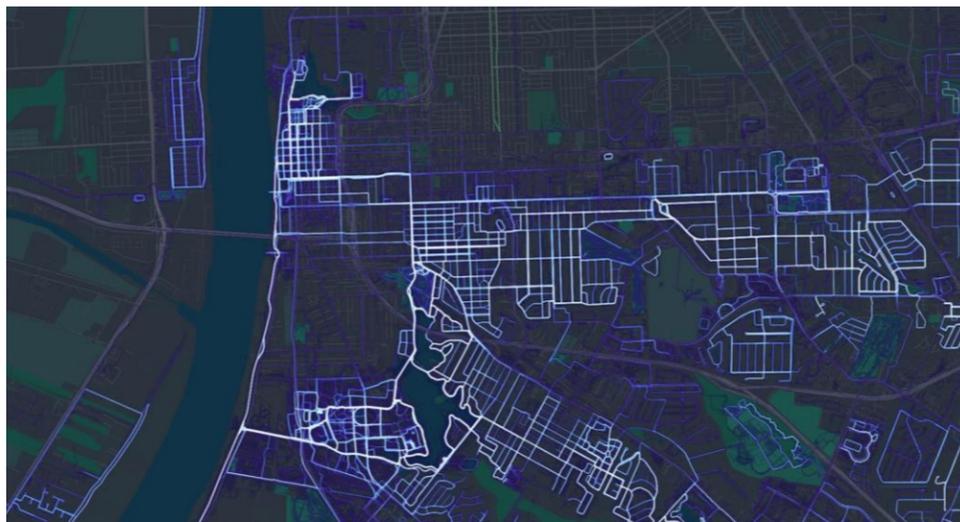


City-Brooks Park is highly accessible in the region, but hard to access safely and intuitively at the site scale, with missing sidewalks and unclear gateways. Within the park, the different areas are physically adjacent but functionally disconnected.

Connectivity

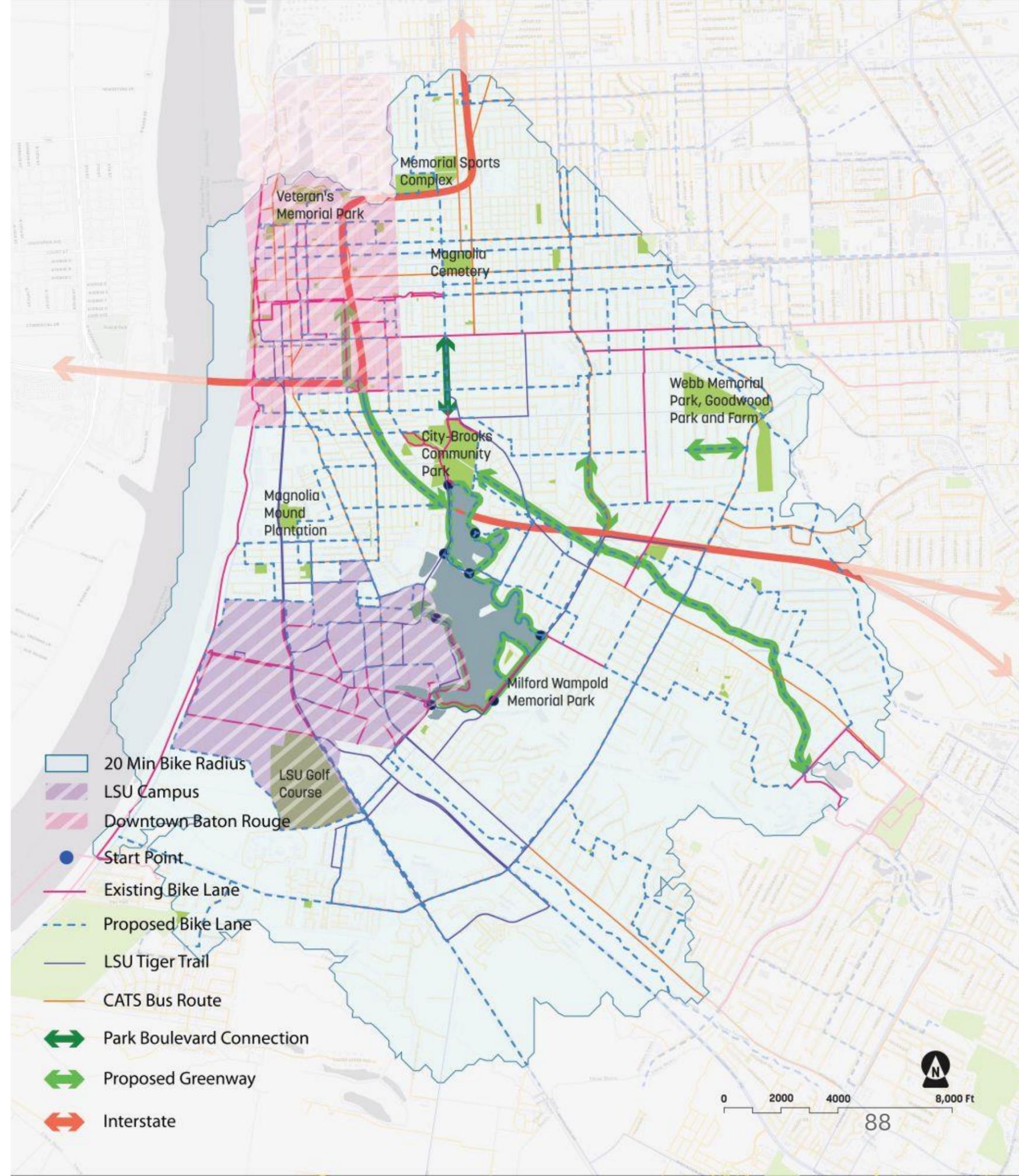
REGIONAL CONNECTIVITY

- City-Brooks Park is the geographic heart of Baton Rouge and easy to drive to
- Key destinations in Baton Rouge are accessible by a 20-minute bike ride from the park
- Substandard bike & bus infrastructure hinders the connective potential of City-Brooks Park
- With the right design, City-Brooks Park could become a link between places, not just a destination to drive to



City-Brooks Park Master Plan

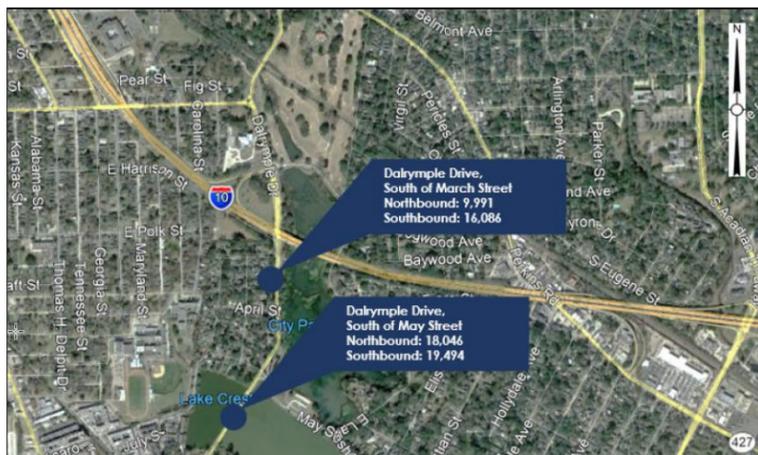
Strava



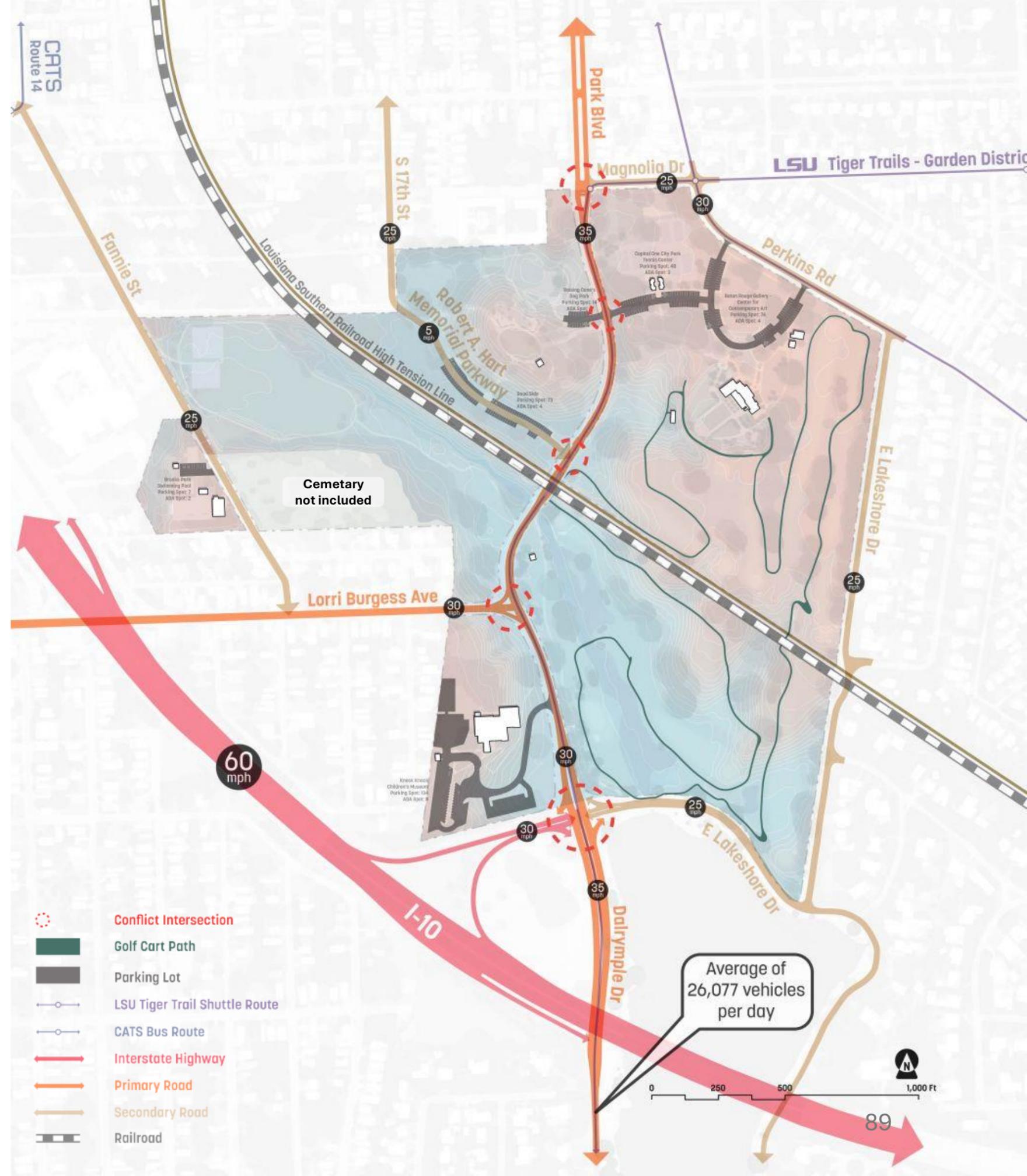
Connectivity

VEHICULAR CIRCULATION

- Dalrymple Drive, as well as the railroad, divide the site and functionally segment park behavior
- It is a challenge to connect the Brooks Park side and City Park side because of railroad, roads, and utility corridors
- The intersection at the south end of the park creates a dangerous condition for pedestrians and cyclists
- Due to the high number of vehicles per day, cars have a dominant expression inside of the park

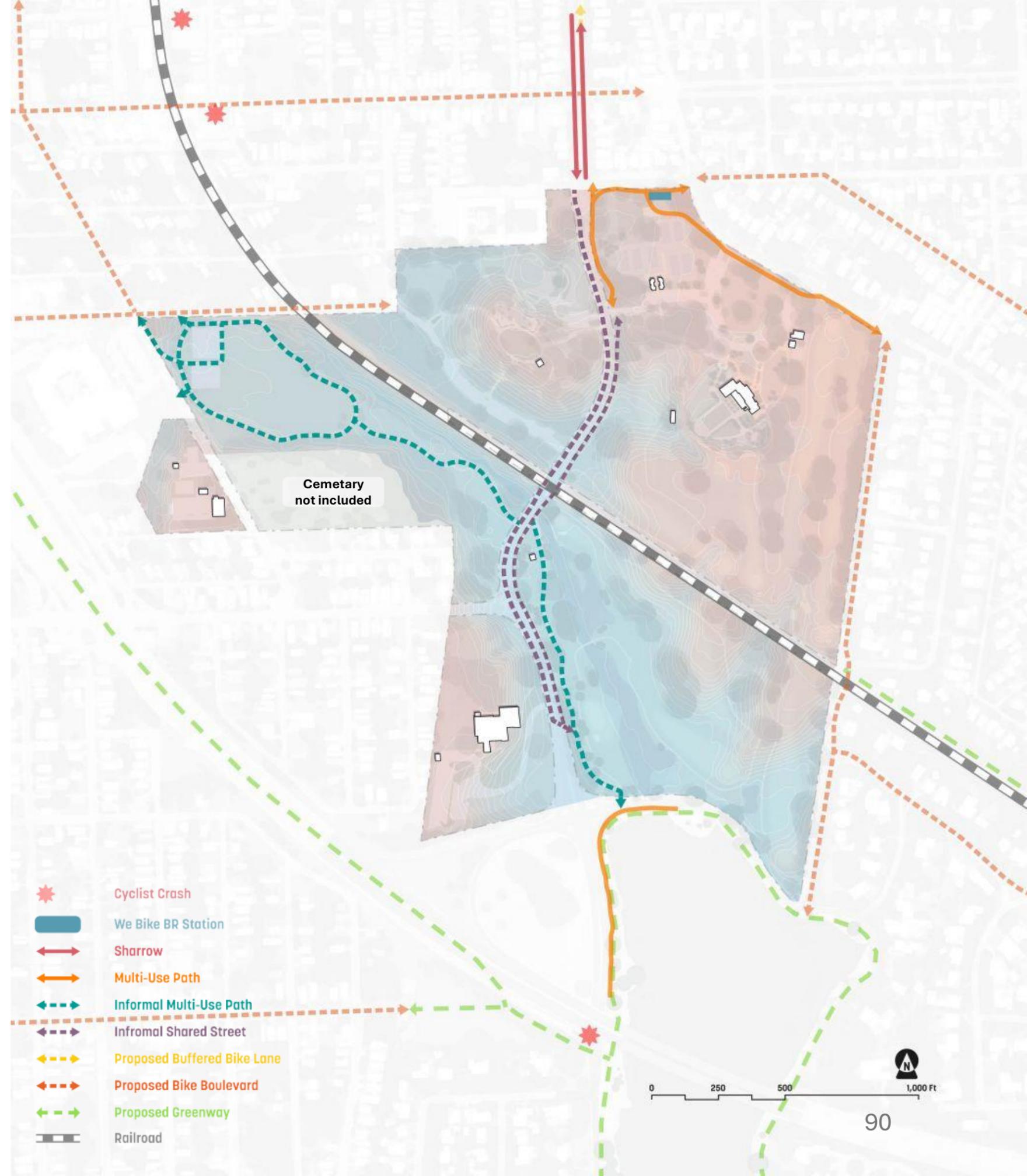


Vectura



Connectivity

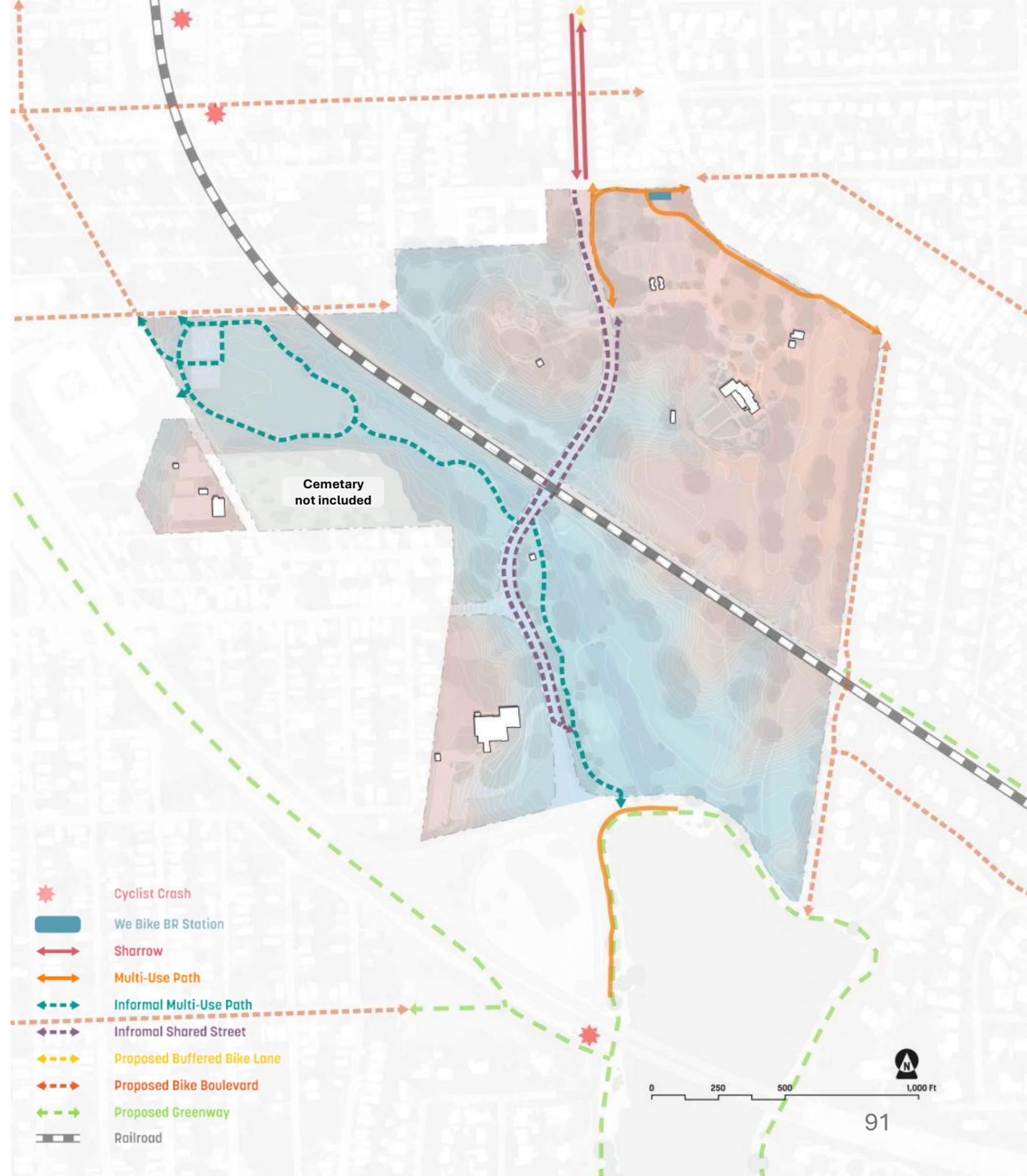
SITE BICYCLE CONNECTIVITY



Connectivity

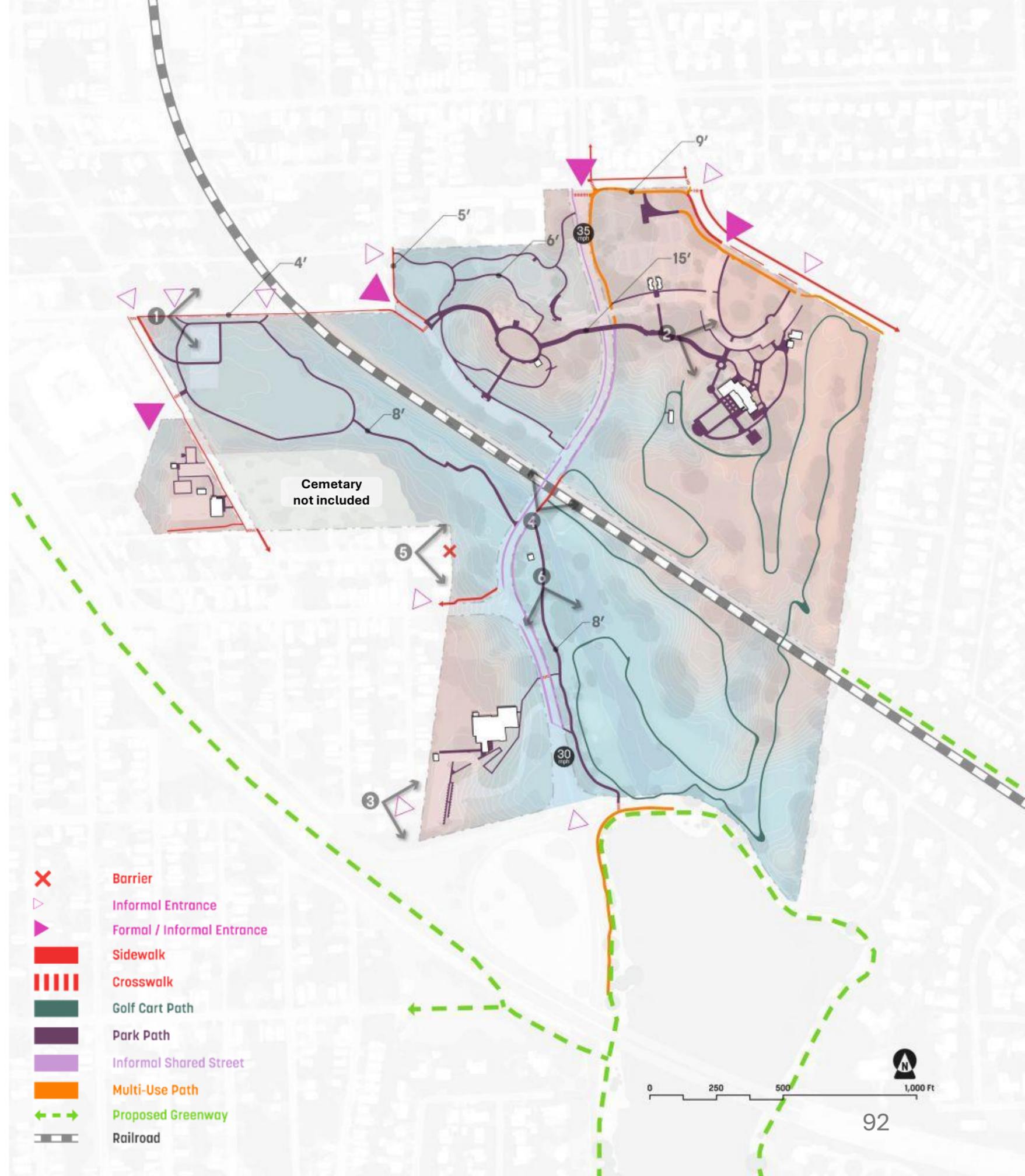
SITE BICYCLE CONNECTIVITY

- Multi-use path in the shoulder of Dalrymple Drive creates a conflict between pedestrians, cyclists, and vehicles.
- A clear hierarchy of paths is lacking
- There is no east to west connection for cyclists
- There are no bike racks on site
- Future planning for bike paths should respond to proposed routes surrounding the park
- The lack of designated bike routes privileges confident riders over casual, family, and all-age cyclists



Connectivity

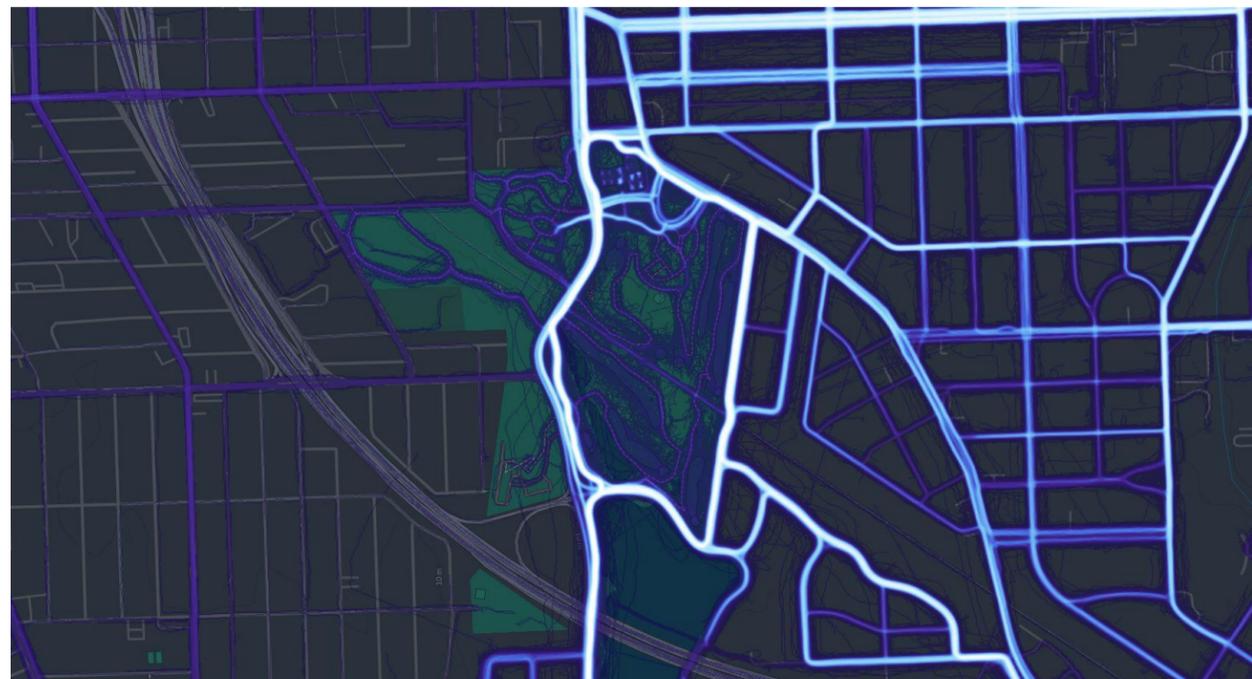
SITE PEDESTRIAN CONNECTIVITY



Connectivity

SITE PEDESTRIAN CONNECTIVITY

- There is a lack of clear entrances to the park
- Challenging to connect Brooks Park side and City Park side because of railroad
- Few safe crosswalks impede visitors ability to intuitively navigate the park
- Sidewalks turn into road shoulder in some locations



City-Brooks Park Master Plan

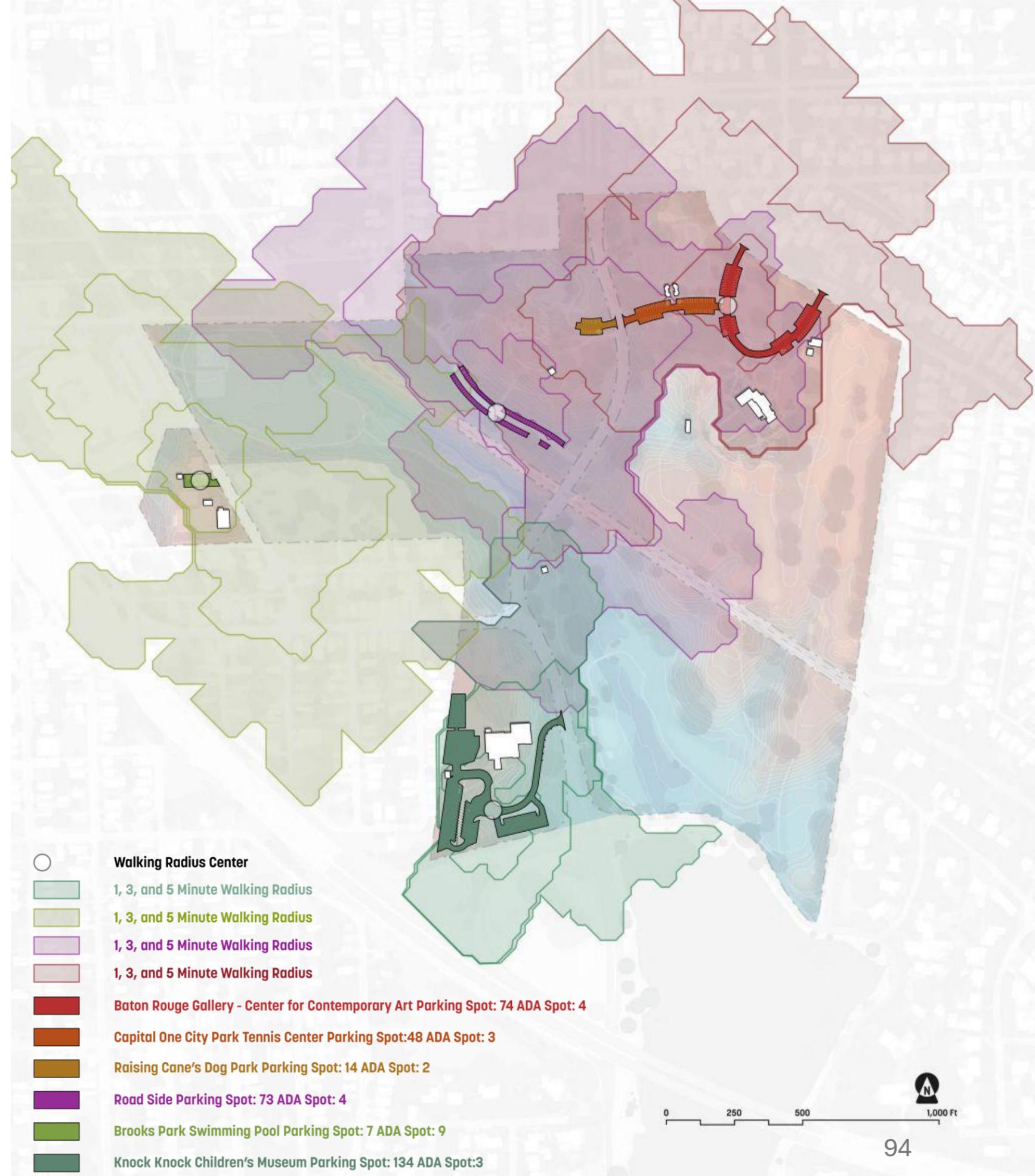
Strava



Connectivity

PARKING & LOADING

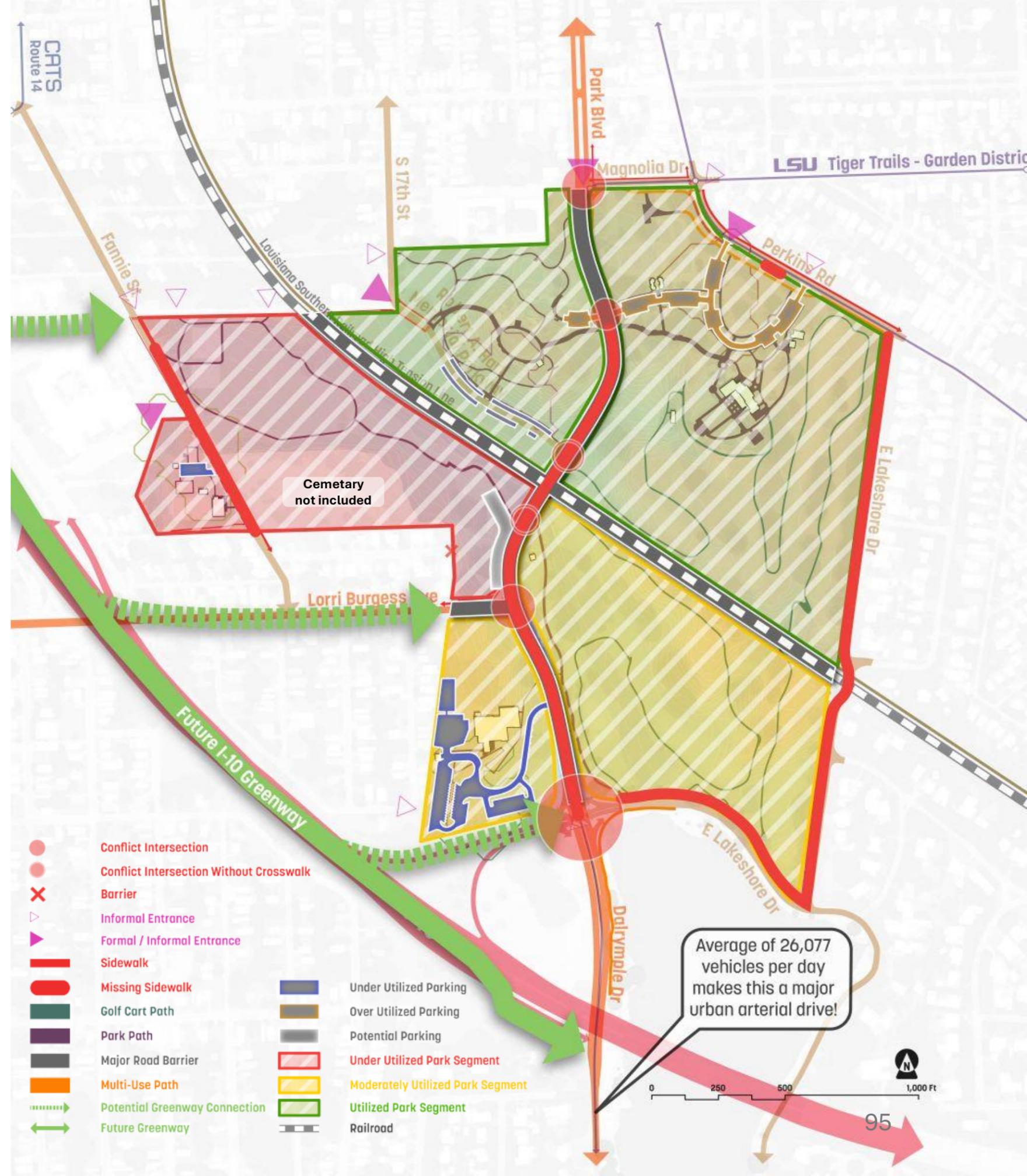
- The western section of the park feels underserved by parking
- Roadside parking along Robert A. Hart Memorial Parkway is underutilized as it requires crossing and walking along Dalrymple
- Parking at the bottom of hill is underutilized while the ones on the top of the hill are overcrowded sometimes



Connectivity

KEY TAKEAWAYS

- The most highly utilized pedestrian routes have almost no sidewalks
- Parking at the bottom of hill is underutilized while the ones on the top of the hill are overcrowded sometimes
- Challenging to connect Brooks Park side and City Park side but need to stitch all the sites together
- Connection to University Lakes & Downtown could be strengthened by the future I-10 Greenway
- Sidewalks turn into road shoulder in many locations
- Disconnect to the neighborhoods on the East side due to the golf course, and on the West side due to the lack of formal entries



A detailed site plan map of City-Brooks Park and surrounding areas. The map features a central water body, a Louisiana Southern Railroad High Tension Line running diagonally, and several parking lots with specific spot numbers (e.g., 31, 34, 35, 51, 55, 77, 78). Key buildings include the Capital One City Park Tennis Center, Bator's House Gallery - Center for Contemporary Art, and the Knock Knock Children's Museum. Greenways and roads like Larri Burgess Ave and Perkins Rd are also shown. A red line highlights a specific path or boundary within the park area.

HISTORY & CULTURE

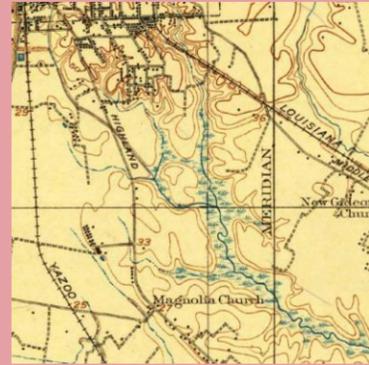
- Historic Timeline
- Regional History
- Demographics & Population Change
- City-Brooks Park Over Time
- Historic Site Elements
- Brooks Park Pool & City Park Pool
- City Park Golf Course
- Key Takeaways Diagram



City-Brooks Park is a product of layered decisions about land, leisure, and civic identity. It reflects the values of the eras that shaped it, what was prioritized, what was celebrated, and who those investments most benefited. Understanding that legacy is essential to imagining a **future that belongs to everyone.**

History & Culture

HISTORIC TIMELINE



Pre - 1600s

The Houma, Bayougoula, and Acolapissa Tribes are most commonly associated with Baton Rouge. They mostly lived on the natural levees and spoke "Muskogean" related languages



1721

European settlement of Baton Rouge begins with the establishment of a military and trading post

1700s-1800's

The University Lakes are a marsh at this time

1928-1929

City Park, its pool, and the City Park Golf Course officially opened

1938

University Lakes dredged and opened

1920's-1940's

African American children drowning in creeks and drainage ditches, no pool access

1945

The (UNRA) United Negro Recreation Association was established by Rev. Willie K Brooks

1947

Brooks Park Community pool built for African Americans



1963

"Swim-In" protest where Black activists attempted to integrate the whites-only swimming facility; rather than desegregate, officials chose to close the City Parks pool



2008

City Park formally re-dedicated as City-Brooks Community Park in honor of the history between the two parks

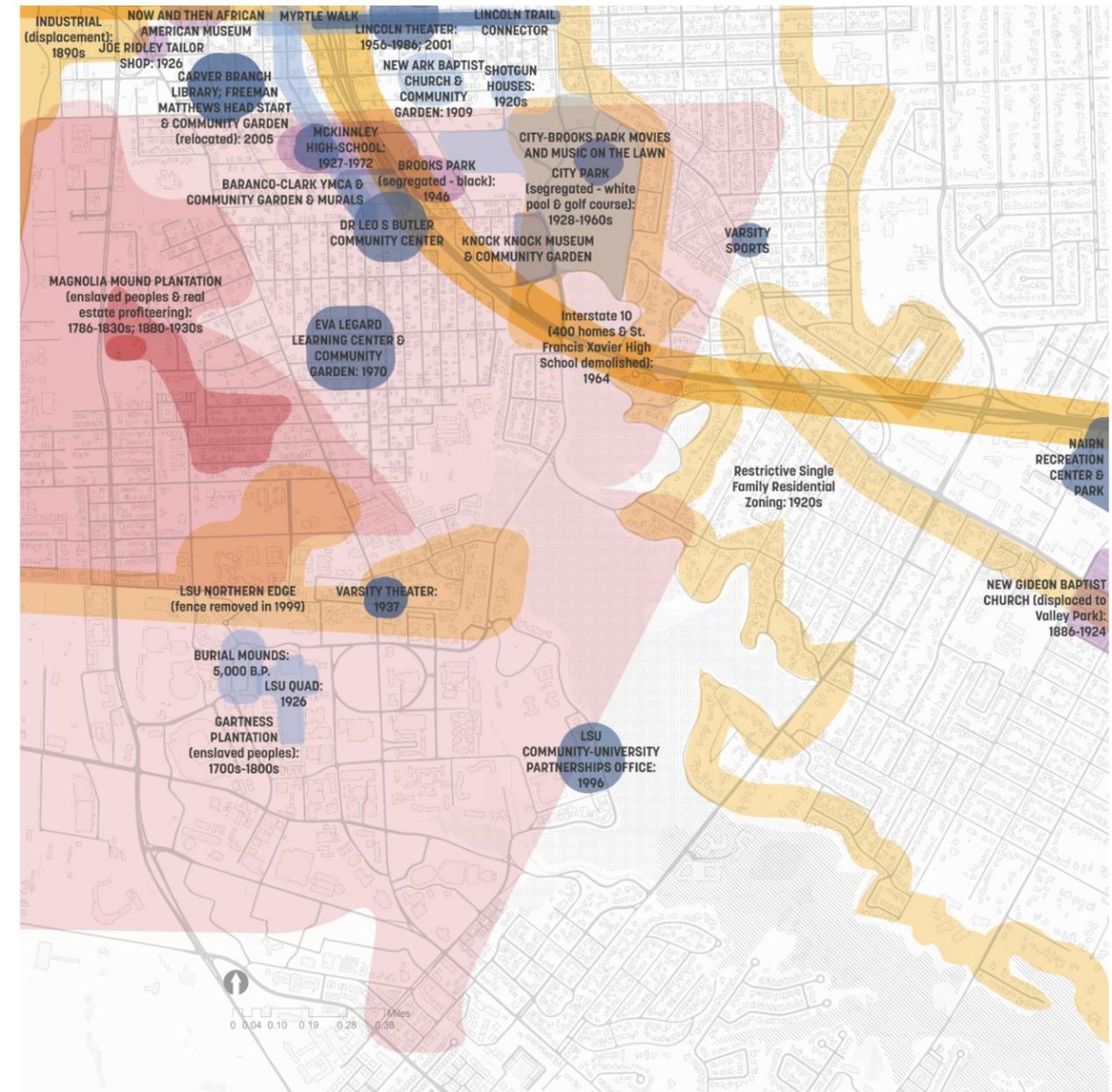
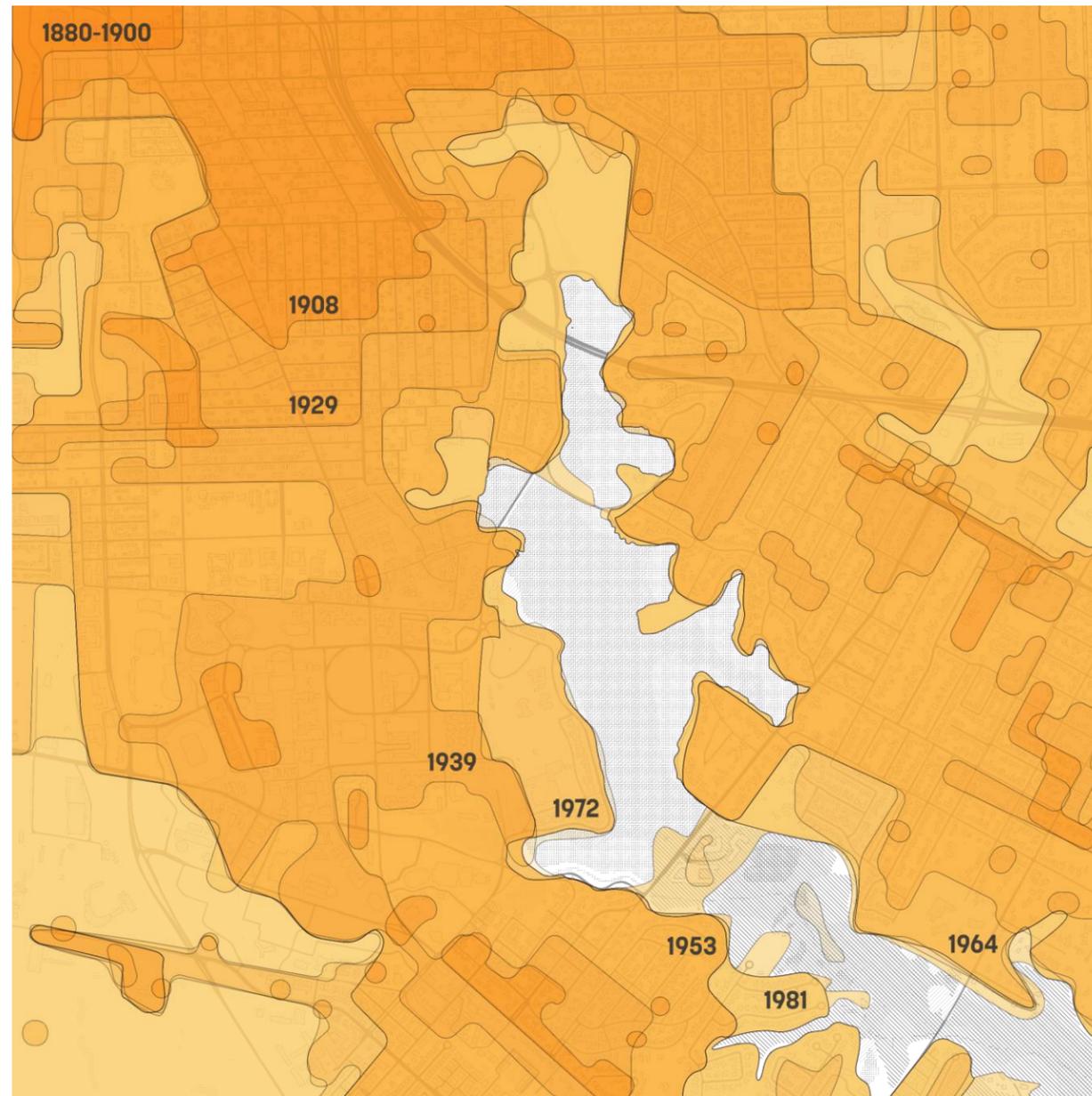


TODAY

History & Culture

REGIONAL HISTORY

Acknowledge past harms to avoid repeating them and use this project to strengthen and advance existing cultural narratives.



History & Culture

DEMOGRAPHICS & POPULATION

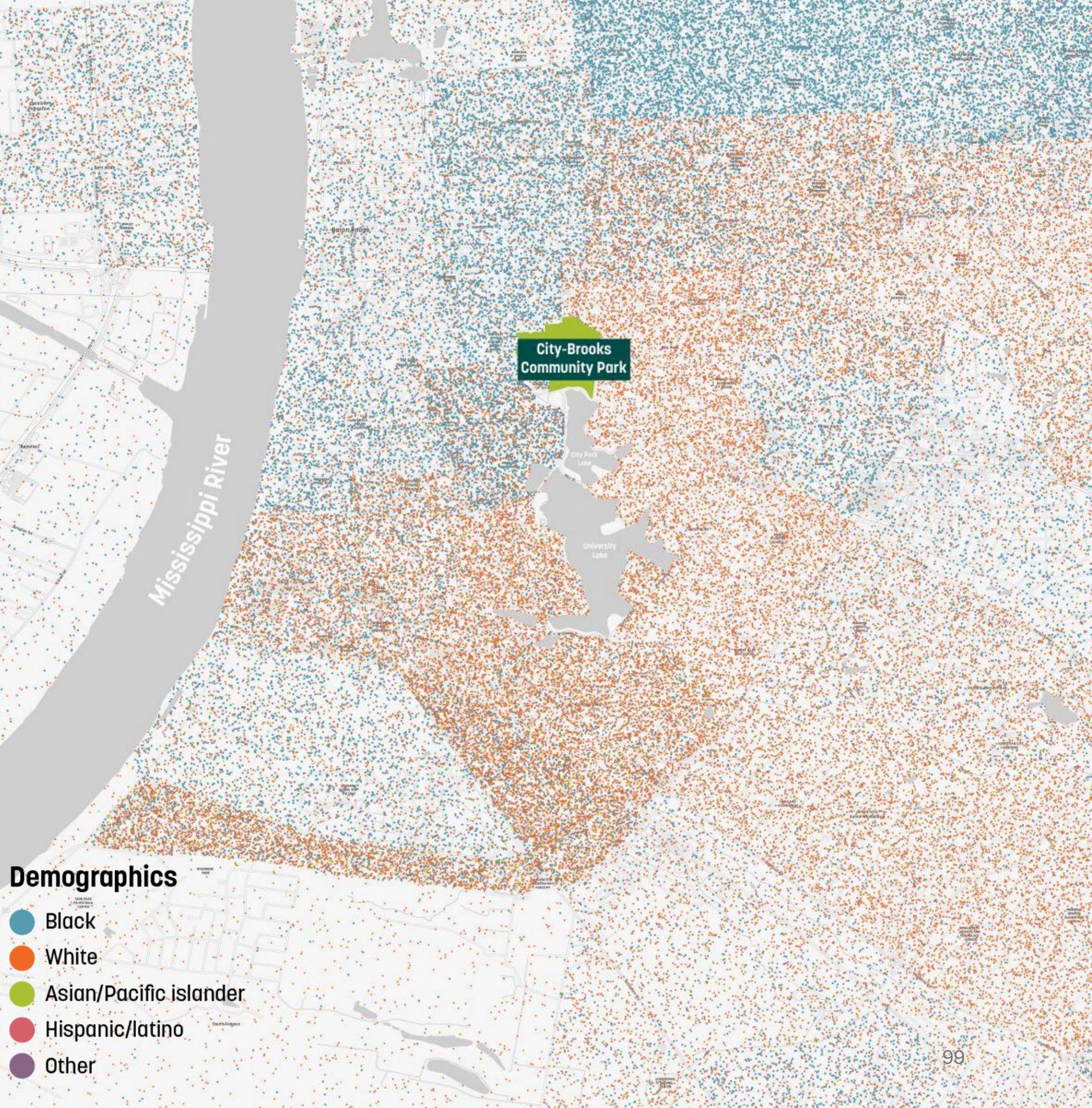
- The spatial distribution of demographic groups surrounding City-Brooks Park reflects a history of discriminatory practices
- City-Brooks Park lies at the intersection between predominately white and predominately black neighborhoods.
- Lower income neighborhoods to the West are also at a lower elevation, lying within the 100-year floodplain.

Social Vulnerability Index

- Low
- Low-medium
- Medium high
- High
- Ver high



City-Brooks Park Master Plan



Demographics

- Black
- White
- Asian/Pacific islander
- Hispanic/latino
- Other

History & Culture

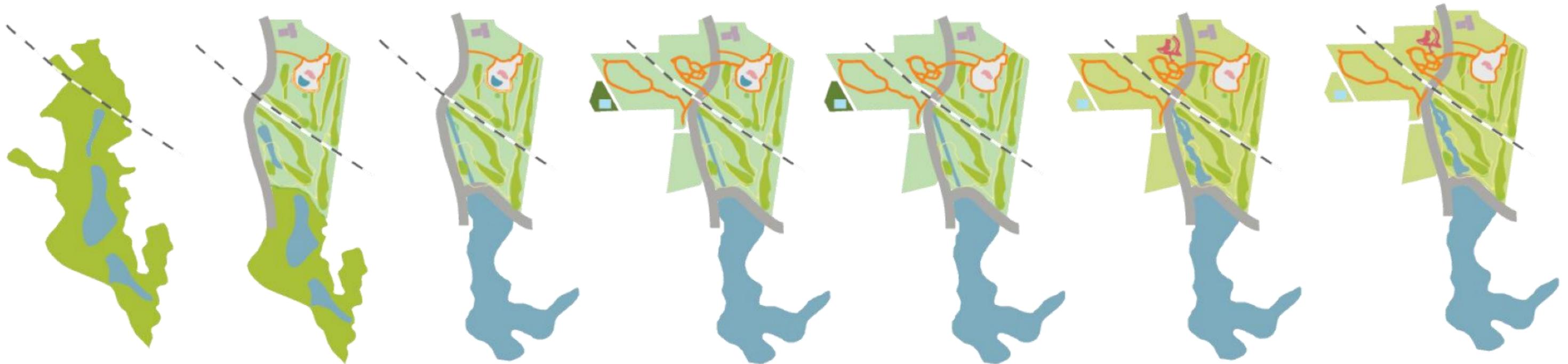
CITY-BROOKS PARK OVER TIME

- 1921**
Old Perkin's Swamp
- 1928**
City Park pool, golf course, and tennis courts opened
- 1929**
Swamp dredged to create City Lake
- 1949**
City Park grew and Brooks Park Pool opened
- 1963**
City Park Pool closed. The pool remained until it was filled in 1990.
- 2008**
City Park and Brooks Park combined. Dog Park opened.
- 2022**
Dog Park expanded.

1928 1952

Period of significance

Baton Rouge's only public golf course until 1952.



History & Culture

HISTORIC

SITE ELEMENTS

Honor the site's layered history and acknowledge past harms, while healing and reconnecting these places through a contemporary, inclusive framework that celebrates culture, community, and shared ownership.

Brooks Park Pool

In response to segregated recreational facilities, Brooks Park Pool opened in 1949. Funds for the project were secured by the United Negro Recreation Association, established by Rev. Willie K. Brooks.



City Park Zoo

A small zoo was built in the mid 1930's and housed two black bears, deer, foxes, rabbits, pheasants, and an alligator. The zoo closed and was torn down in 1949.



Pincic hill

City Park picnic hill has long been a popular amenity for the residents of Baton Rouge. The former picnic hill pavillion was constructed from cast iron columns that originally supported a market pavillion that was built in 1859.



Live oaks

Planted by landscape designer Steele Burden in the 1920's and 1930's



City Park Pool

City Park Pool was open from 1928 to 1964, and was a site of several civil rights protests. The clubhouse still stands and is listed in the National Registry of Historic Places



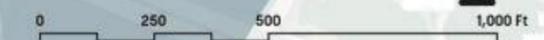
City Park Golf Course

City Park Golf Course was designed by Tom Bendelow, and opened to the public in 1928. It was Baton Rouge's first public golf course, and was listed on the National Register of Historic Places in 2002.



City Park Lake

City Park Lake was created in 1929 from Perkin's swamp neighboring City Park. Parish taxpayers voted in 1923 for the swamp to be purchased with the goal of "turning the swamps into lakes and parks for public use and to keep them so forever."

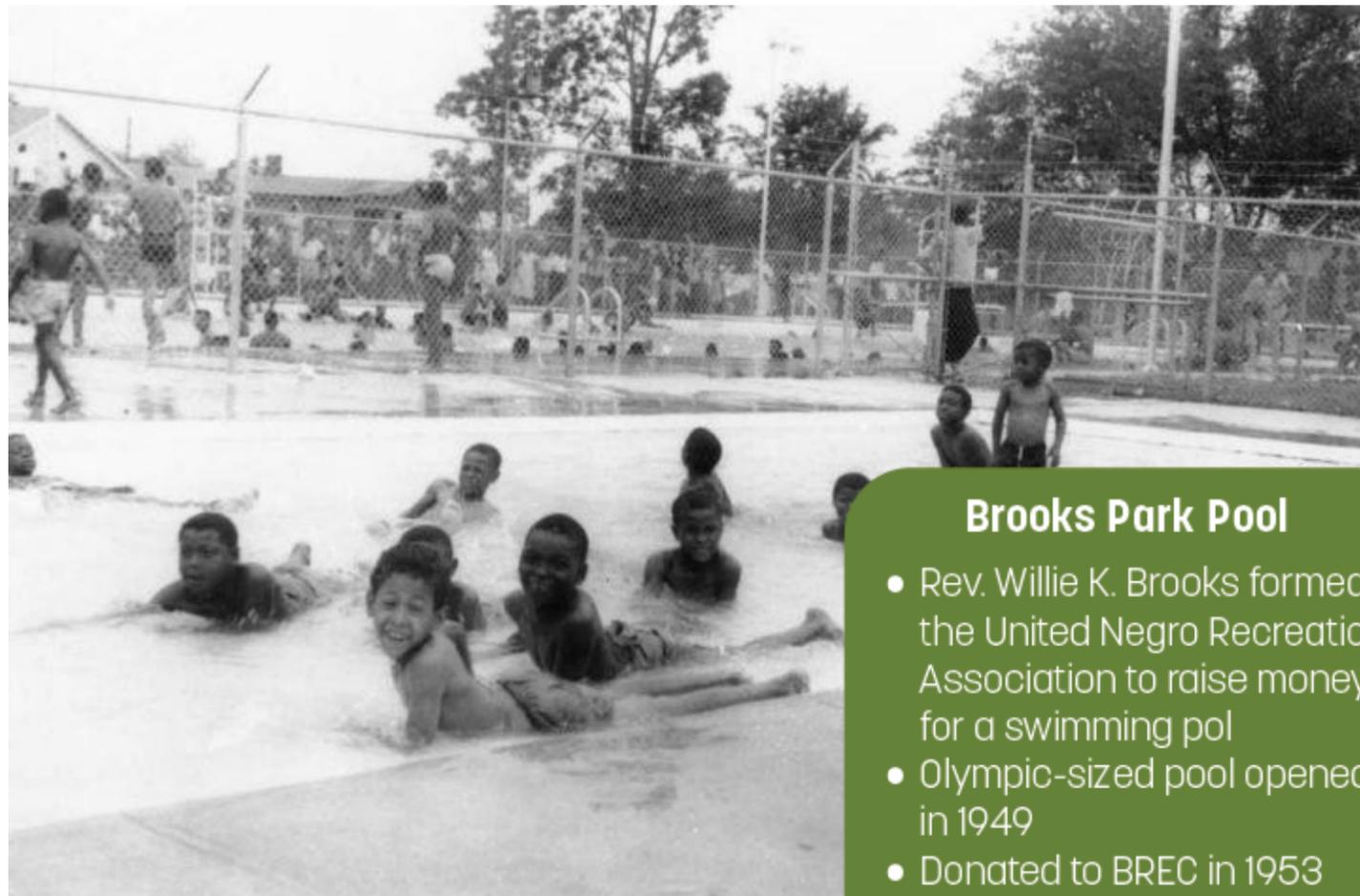
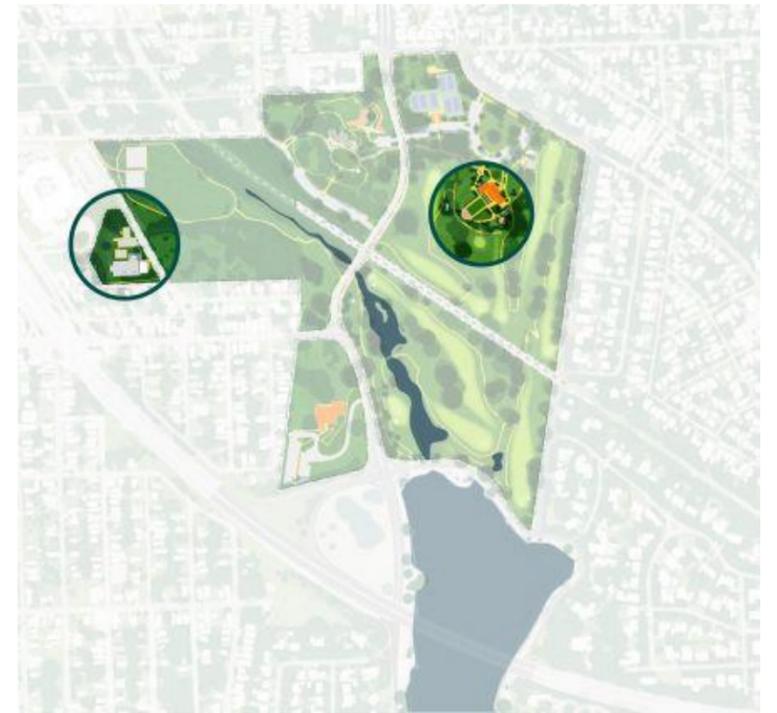


History & Culture

BROOKS PARK POOL & CITY PARK POOL

“That park was built with money from all people that paid taxes in Baton Rouge, and we couldn’t figure no reason why we shouldn’t be able to go. And we went”

- Rev. Betty Claiborne



Brooks Park Pool

- Rev. Willie K. Brooks formed the United Negro Recreation Association to raise money for a swimming pool
- Olympic-sized pool opened in 1949
- Donated to BREC in 1953



City Park Pool

- Opened in 1928
- 20,000 sq ft lagoon-style pool
- Only served white residents
- Site of several protests, notably the “swim-in” of 1963
- Closed in 1963, remained until 1990.

History & Culture CITY PARK GOLF COURSE

Original 1928 Site Plan



2007 Plan



Current Conditions



NRHP Registration Form, National Park Service

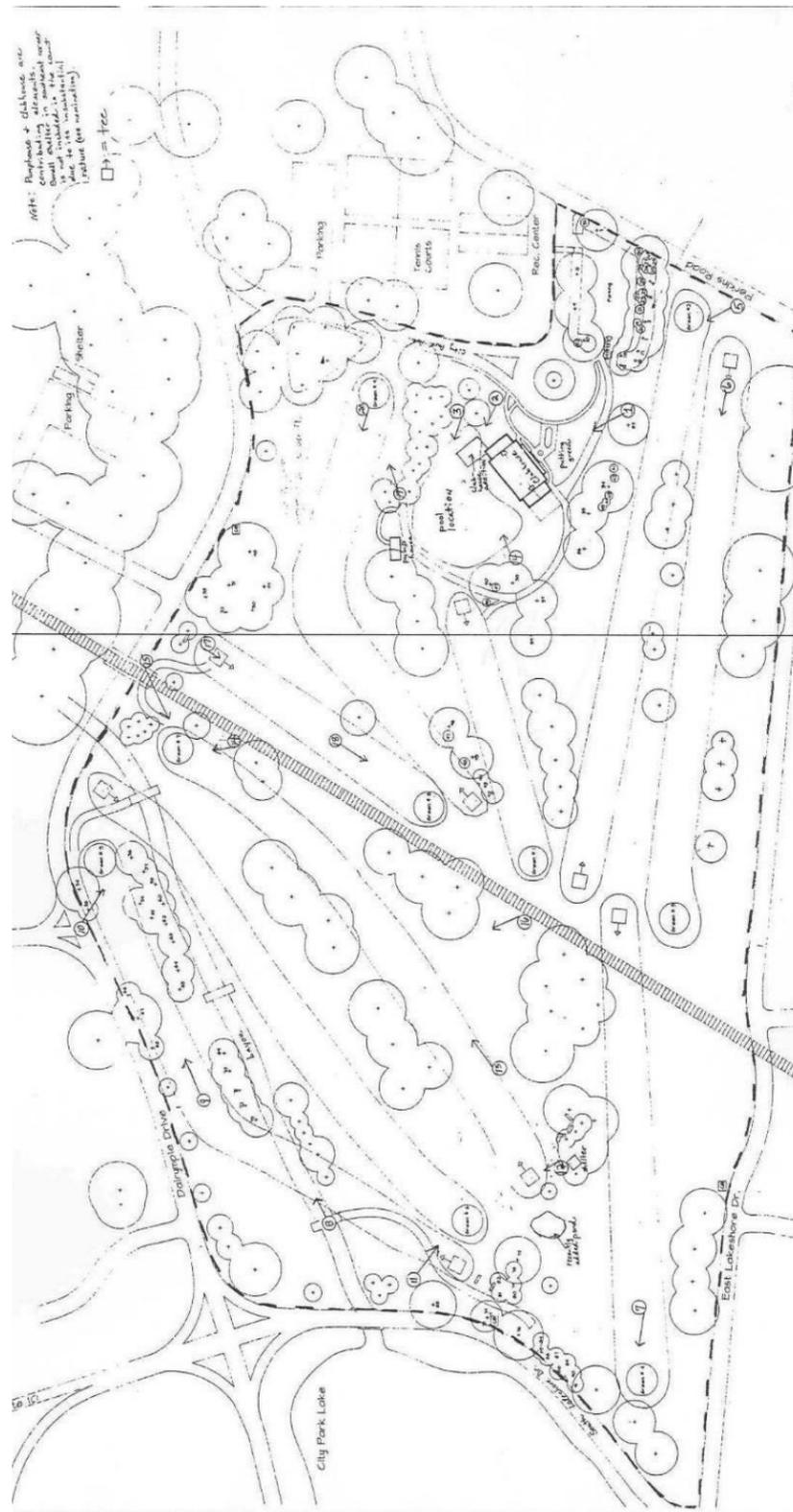
- Cart paths
- Pedestrian bridges
- Bayou Duplantier
- Newly graded areas
- Historic resource as listed in NRHP
- Site elements that differ from original site plan

History & Culture

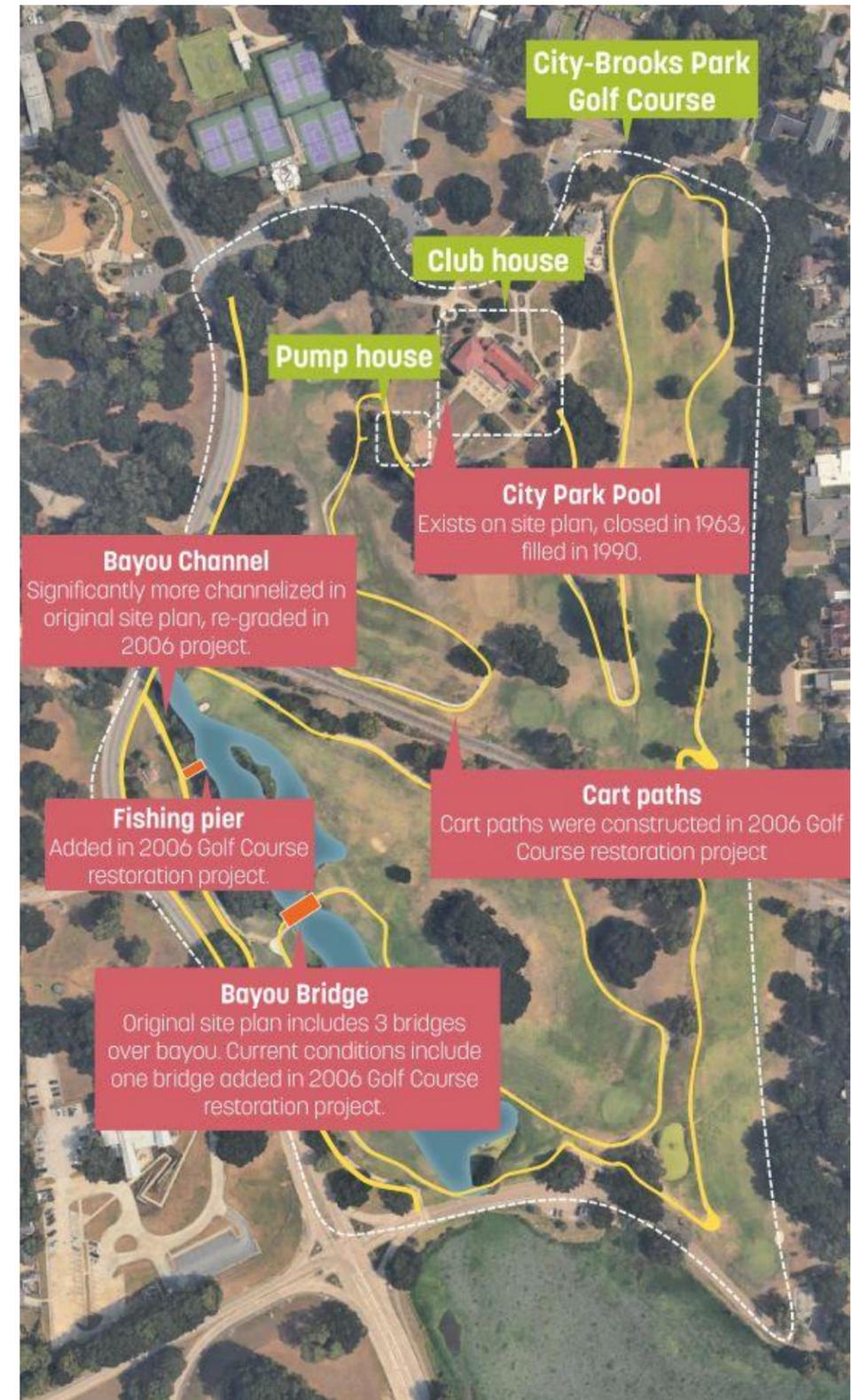
CITY PARK GOLF COURSE

- Golf course was listed on the National Register of Historic Places in 2002
- The NRHP nomination lists 3 historic resources- the golf course itself, the club house, and the pump house
- Period of significance defined as 1928 to 1952- during this period it was the only public golf course in Baton Rouge
- Designed by Tom Bendelow
- Cart paths were not on original site plan, constructed later
- Original site plan includes channelized Bayou, which was altered in 2007
- NRHP requires spatial relationships, vegetation, original property boundary, topography/grading, site-furnishings, design intent, and architectural features to match the historic design in order to be listed as a historic place.

Original 1928 Site Plan



Current Conditions



- Historic resource as listed in NRHP
- Site elements that differ from original site plan

History & Culture

KEY TAKEAWAYS

- The site represents a long history of segregation and discriminatory practices
- Lies in between neighborhoods with very different socioeconomic statuses, making it a pivotal site for improving access and mending past wrongs
- City Park Golf Course is listed on NRHP
- Current state of golf course does not match original site plan- Bayou channel was altered in 2007 and several paths have changed

Honor the site's layered history and acknowledge past harms, while healing and reconnecting these places through a contemporary, inclusive framework that celebrates culture, community, and shared ownership.



ENVIRONMENT

- Statewide Ecology
- Regional Ecology
- Site Ecology
- City-Brooks Golf Course
- Site Tree Canopy
- Regional Hydrology
- Site Topography & Hydrology
- Site Slope Analysis
- Key Takeaways Diagram

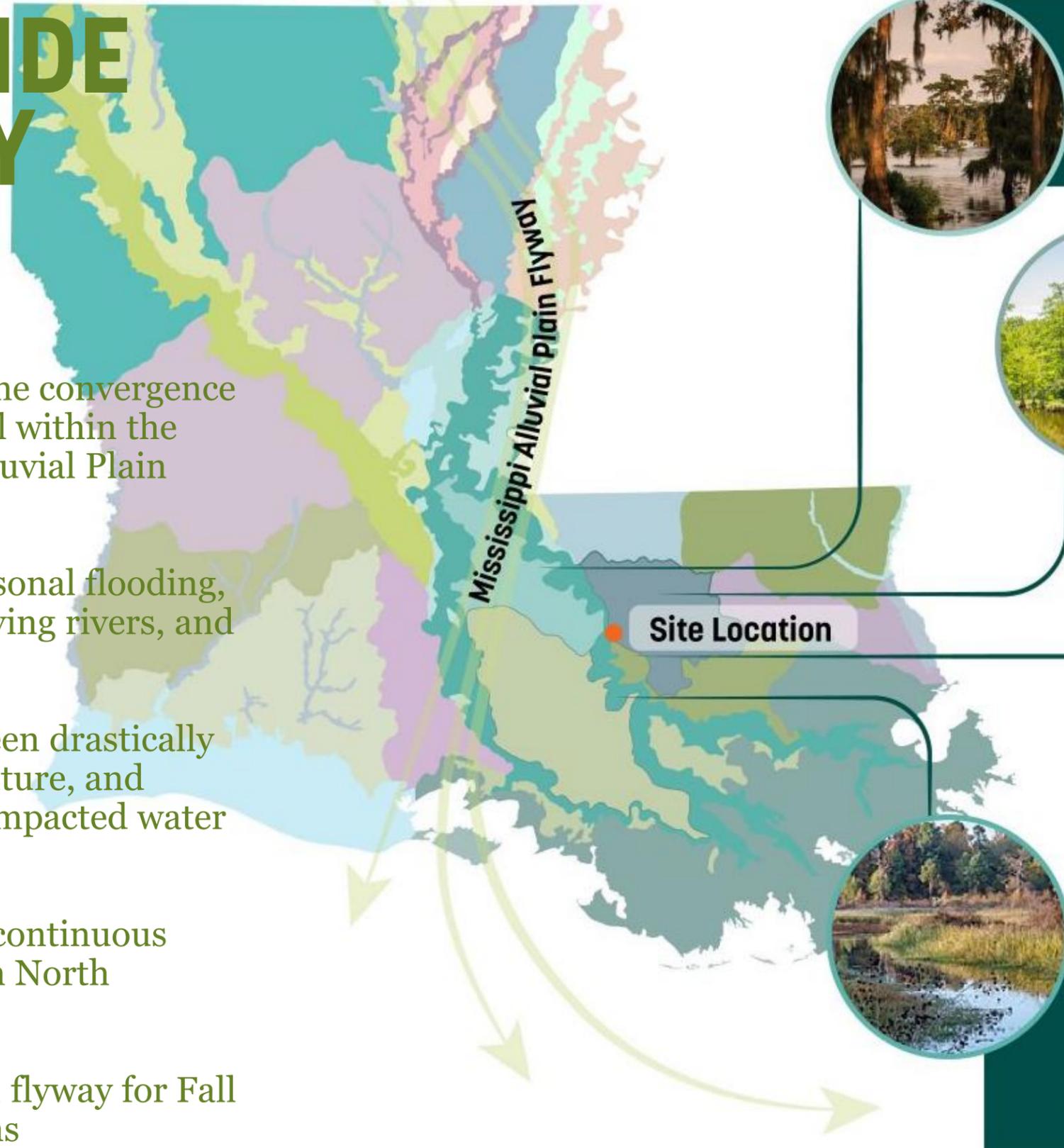


City-Brooks Park functions currently as an ornamental & static landscape in a region known for its ecological and hydrological fluidity and diversity. To truly serve its context, a shift is needed towards more of a living system. This is a living landscape being treated like a static one.

Environment

STATEWIDE ECOLOGY

- Baton Rouge sits at the convergence of four ecoregions, all within the larger Mississippi Alluvial Plain ecoregion
- Characterized by seasonal flooding, fertile soils, slow moving rivers, and oxbow lakes
- The landscape has been drastically altered due to agriculture, and fertilizer runoff has impacted water quality
- Contains the largest continuous system of wetlands in North America
- Major bird migration flyway for Fall and Spring migrations



Southern Backswamps

Characterized by low lying topography with year round saturation and flooding. Bald cypress and water tupelo are dominant species. Clayey soils with slow permeability.

Baton Rouge Terrace

Subtropical climate with high rainfall. Dominant soil types are Alfisols and silt loam. Dominant plant communities are upland hardwood forests, spruce-pine mixed forests, bottomland hardwood forests.

Inland Swamps

Located within the Mississippi River lowlands. Characterized by bottomland hardwood forests, with Bald cypress and Tupelo being dominant species.

Southern Holocene Meander Belts

Stretches from Natchez, Mississippi to New Orleans, Louisiana. Characterized by poorly drained soils, with species like Live oak and Laurel oak which are not found in many other ecoregions within the state.

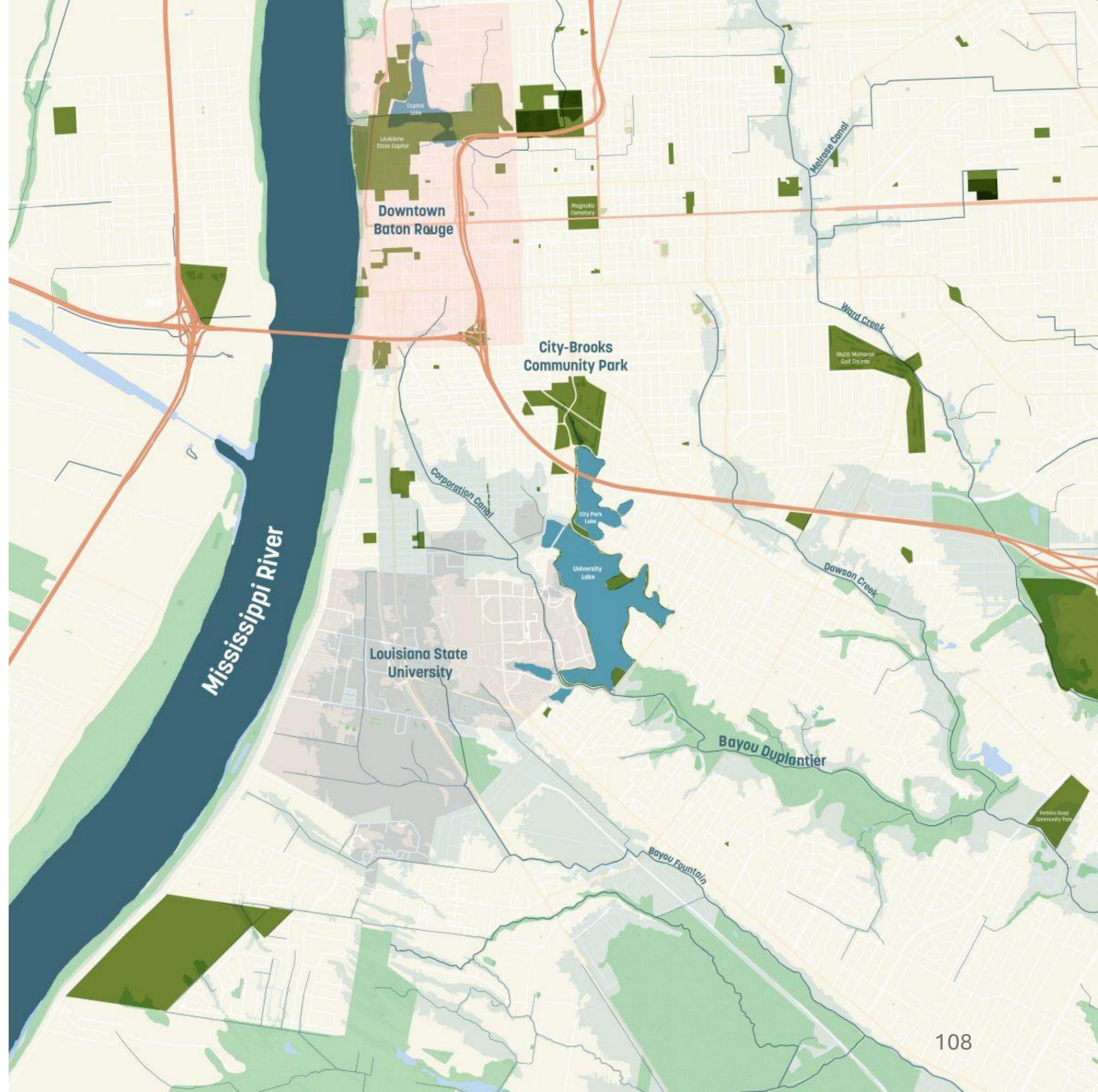
Environment

REGIONAL ECOLOGY

- Baton Rouge sits within an eco-region defined by dynamic floodplains, wetlands, and slow-moving bayous.
- Parks in Baton Rouge should not be treated as isolated green spaces, but rather pieces of a continuous living system.
- City-Brooks Park, with its proximity to the lakes and wetlands, positions it as a potential node in a regional habitat/ecology network

Legend

- River
- Lake
- Vegetated/Forested wetland
- 100 yr floodplain
- Park space/protected land



Environment EXISTING SITE ECOLOGY

- Most of the park functions like a maintained surface without much ecological value
- Approximately 65% of the site is ornamental/manicured landscape with minimal ecological value
- Dynamic, diverse historic ecosystem is now static and simplified

Ornamental Landscape Plaza



Primarily ornamental species, planted around the clubhouse

Field



Highly manicured landscape with minimal species diversity and habitat value.

Upland



Primarily Southern Live Oak.

Ornamental/Natural mix



Transition zone between highly manicured landscape at dog park and picnic hill, with more naturally occurring habitat appearing closer to the riparian corridor.

Riparian corridor



Highest amount of tree canopy on site. Species include Sycamore, Pecan, Live Oak, Cypress. Opportunity to improve habitat condition and ecological function.

Golf course



Highly manicured, little tree cover compared to rest of site. Minimal biodiversity and habitat value. Opportunity to improve through strategic interventions.

Wetland



Historic Bayou Duplantier was channelized through Downtown Baton Rouge and connects to City Park Lake. Stark contrast between wetland and upland habitat. Missing gradient/transitional zone. Prone to flooding with no wetland habitat acting as flood control.

Fannie St

Park Blvd

Perkins Rd



Cemetary not included

Bayou Duplantier

I-70

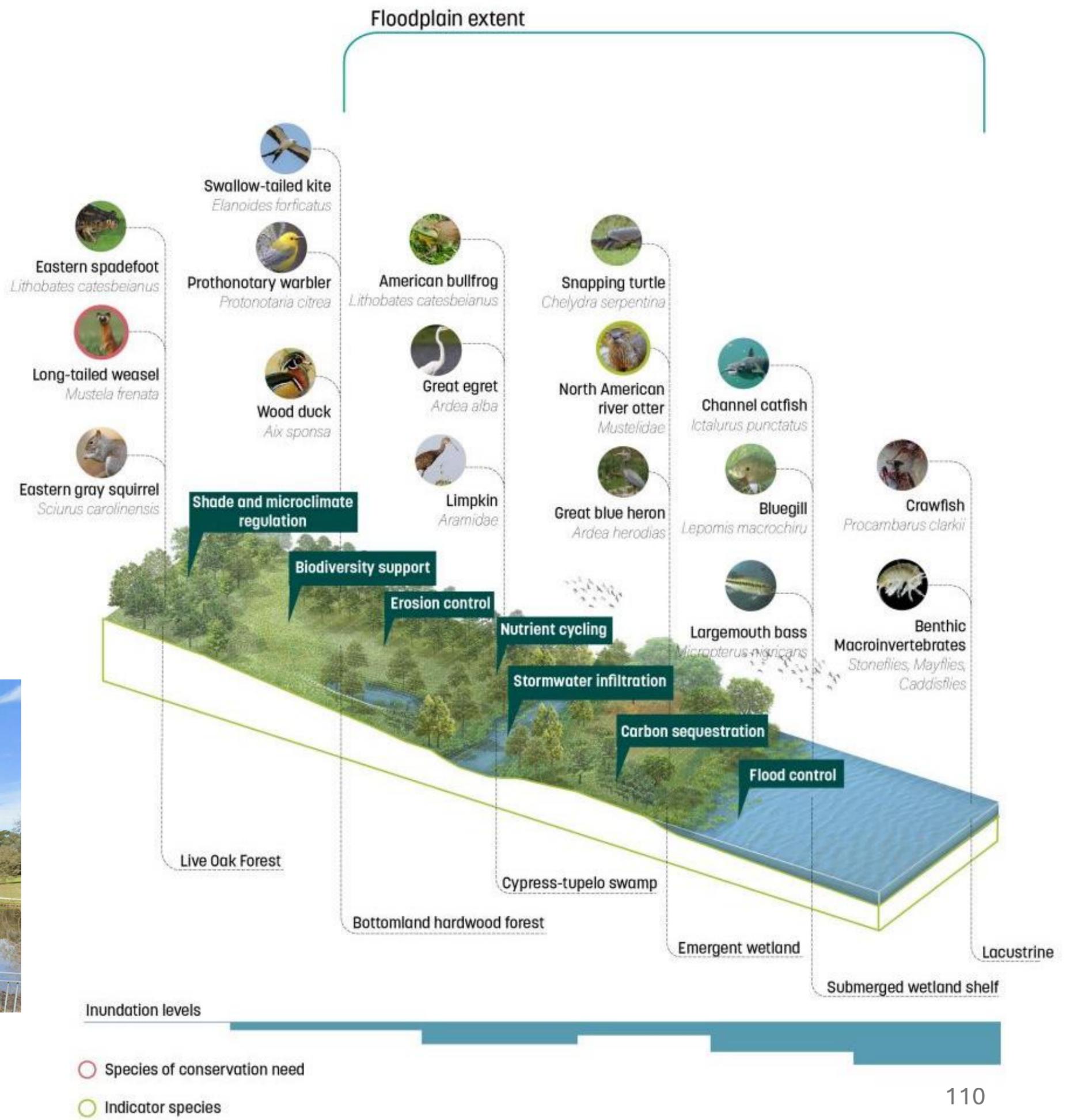
Dalrymple Dr

City Park Lake

Environment POTENTIAL SITE ECOLOGY

- Prior to the creation of the lakes, this region was a diverse ecosystem with different wetland and upland habitats.
- Restoring ecological function through targeted interventions will promote habitat diversity and increase the site's ecosystem services.

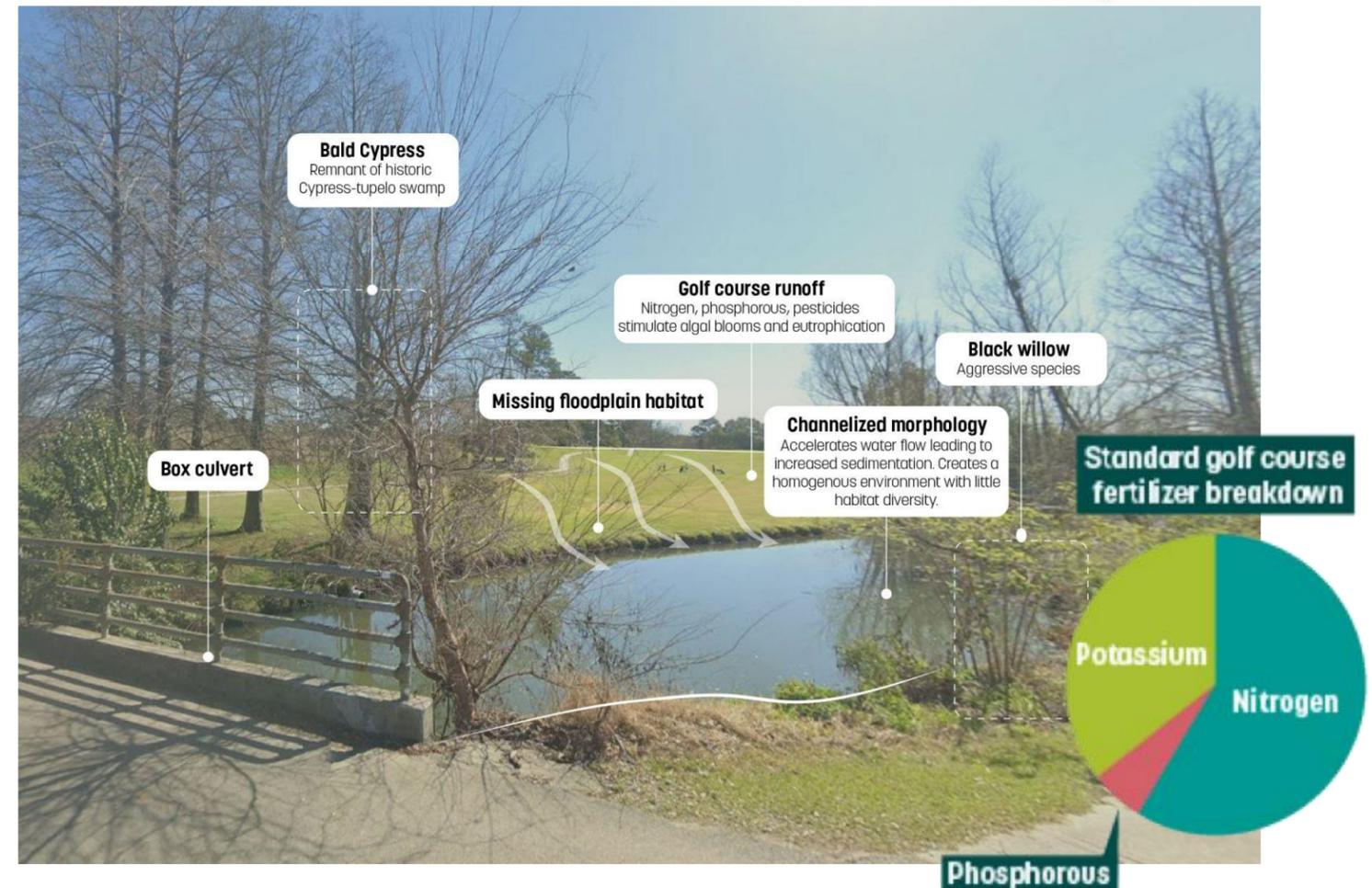
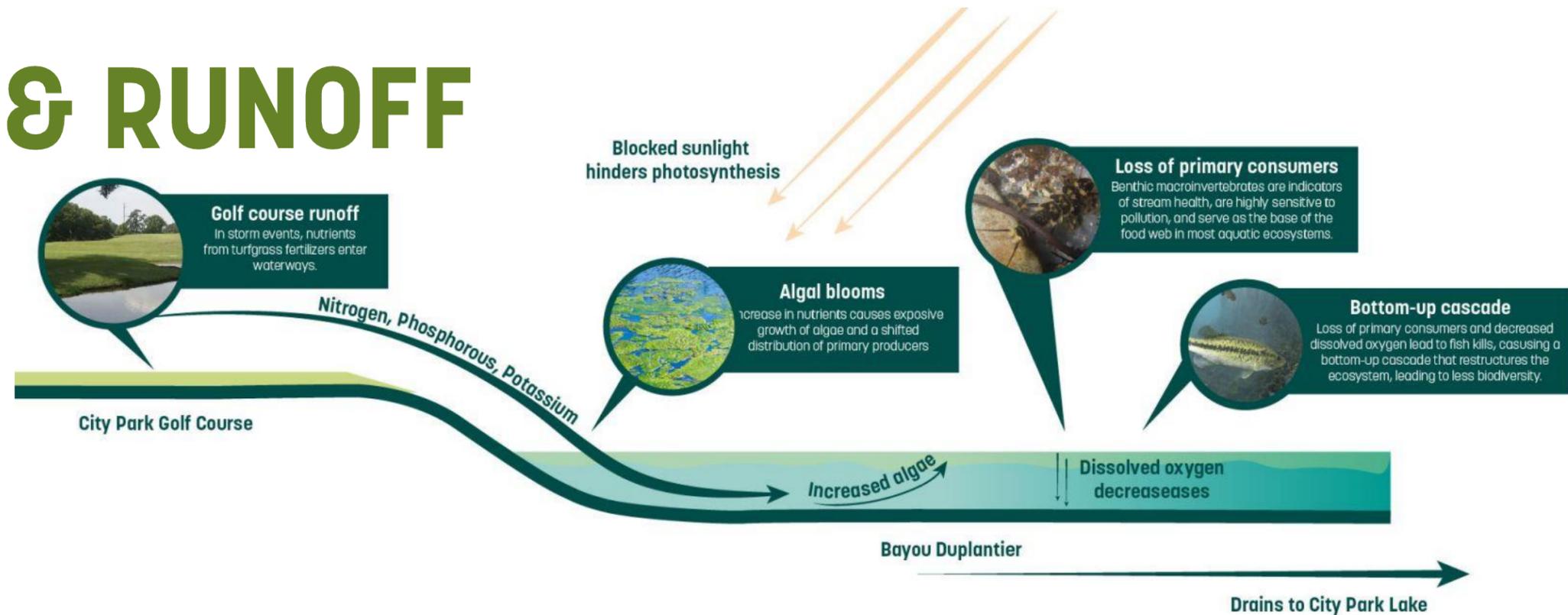
Current conditions



Environment

GOLF COURSE & RUNOFF

- Since the course takes up approx. 40% of the site, even small shifts in how the course is managed can have large ecological effects.
- Nutrient runoff from turfgrass leads to eutrophication- a process that creates algal blooms and reduces biodiversity



Environment

SITE TREE CANOPY

- Dominant species on site are Live oak and Bald cypress
- At 21%, the park currently provides limited shade relative to its size and public role
- Willows in the wetland habitat can be aggressive and outcompete other native species - ongoing management of willows is essential.
- Will inventory + verify all Southern Live oak locations and health in field. Live oaks must be preserved

Native trees

Southern live oak
Quercus virginiana

Bald cypress
Taxodium distichum

Red swamp maple
Acer rubrum

Willow oak
Quercus phellos

Loblolly pine
Pinus taeda

Southern hackberry
Celtis laevigata

American sycamore
Platanus occidentalis

Pecan
Carya illinoensis

Southern magnolia
Magnolia grandiflora

Ornamental trees

White fringetree
Chionanthus virginicus

Silverbell
Halesia diptera

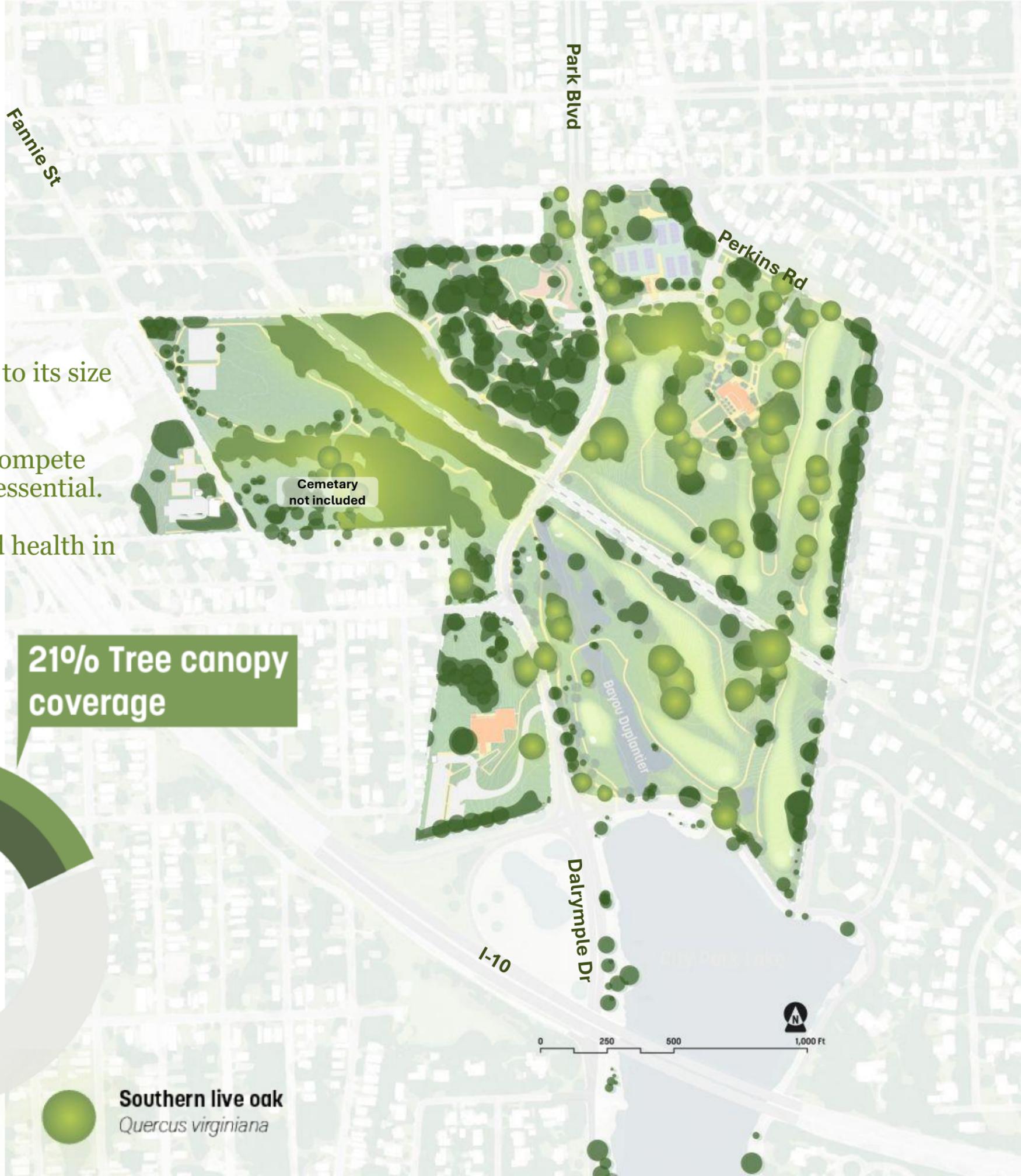
Crape myrtle
Lagerstroemia, sp.

Sweet olive
Osmanthus fragrans

Invasive/Aggressive trees

Black willow
Salix nigra

Chinese tallow
Triadica sebifera



21% Tree canopy coverage



Southern live oak
Quercus virginiana

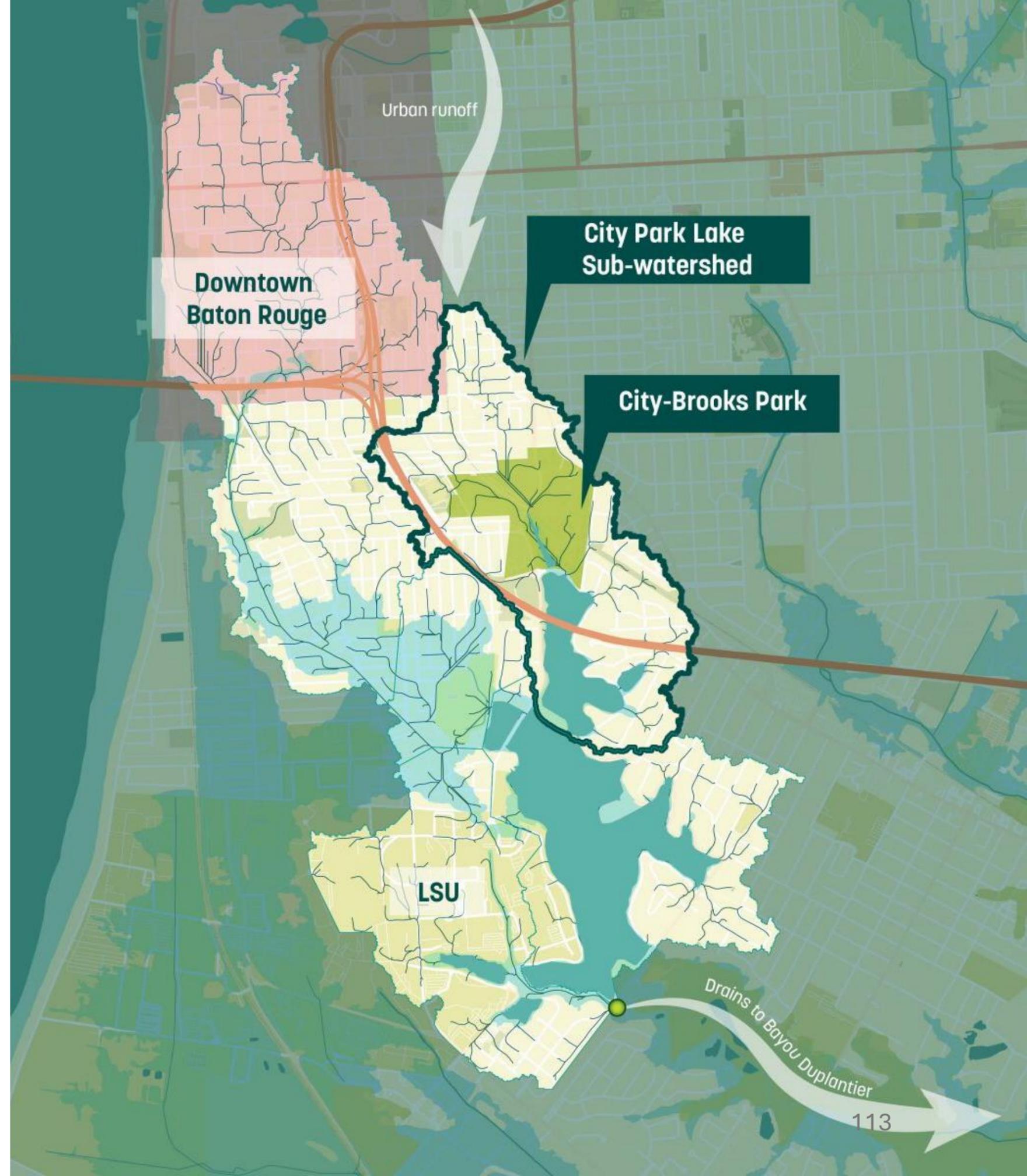
Environment

REGIONAL HYDROLOGY

- A significant amount of the urban runoff in Baton Rouge drains through City-Brooks Park to City Park Lake, placing the park in a location with much ecological potential
- City Park Lake then drains to University Lake before entering Bayou Duplantier at the southern end of University Lake.
- Bayou Duplantier connects to other tributaries before joining the Amite River and ultimately reaching the Gulf of Mexico.
- Urbanization has compressed this fluid network of slow-moving bayous into narrow drainage channels, and parks are some of the last places where water can still be natural.

Legend

- 100 Year floodplain
- Flow lines
- HUC-16 Watershed boundary
- Drainage point

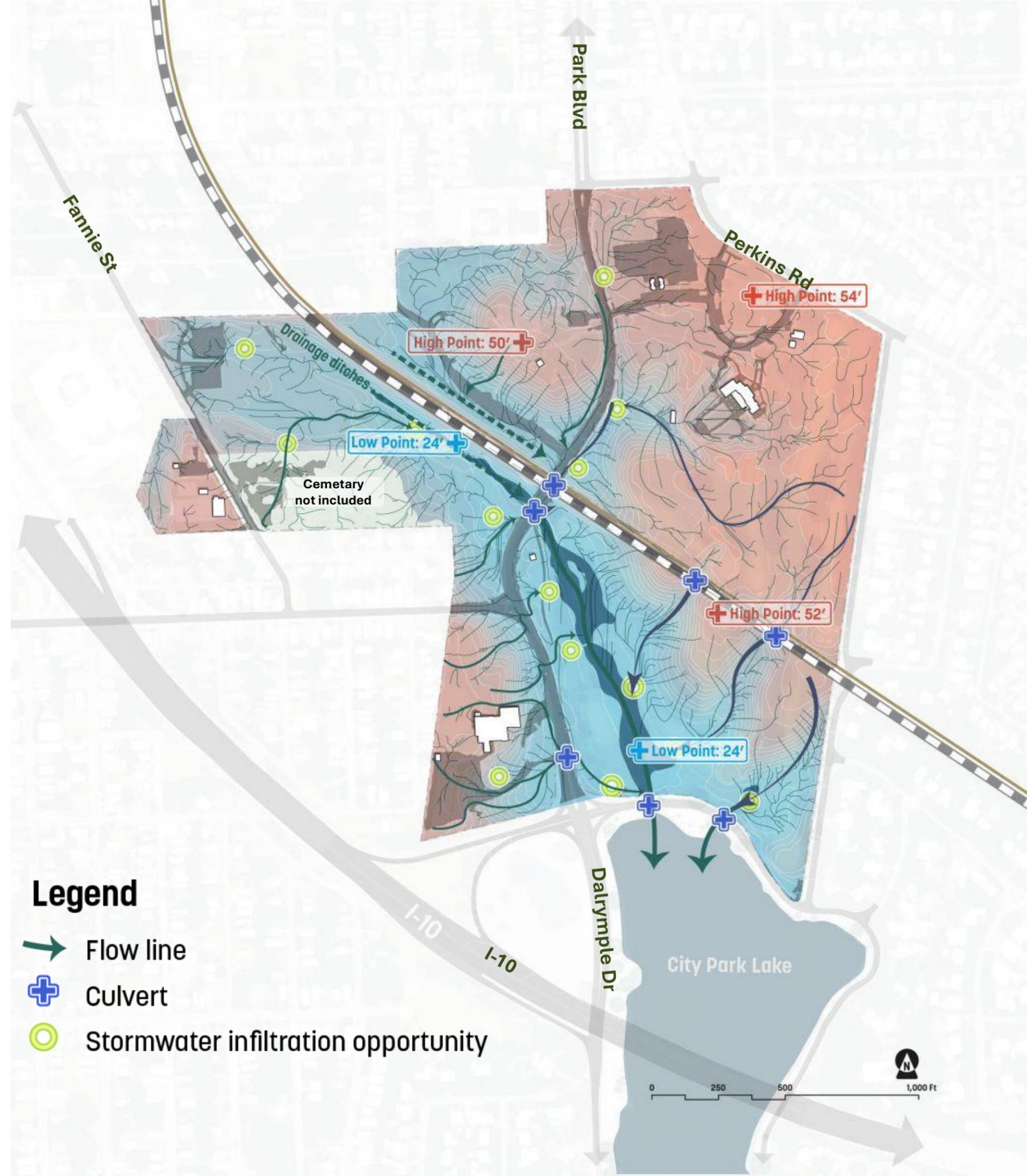
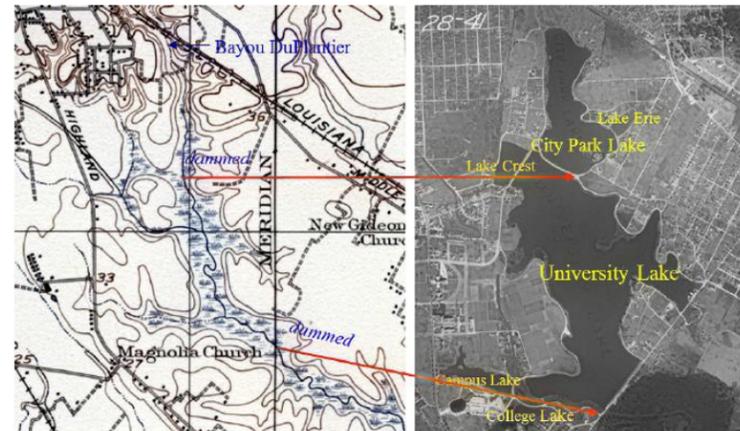


Environment

SITE TOPOGRAPHY & HYDROLOGY

- Significant topographic changes across the site
- Need for careful stormwater management (erosion, complex water system, pollution etc.)
- Urban runoff and golf course fertilizers flow into the wetland and City Lake and present an opportunity for water filtration BMP's

Old Perkin's Swamp



Environment

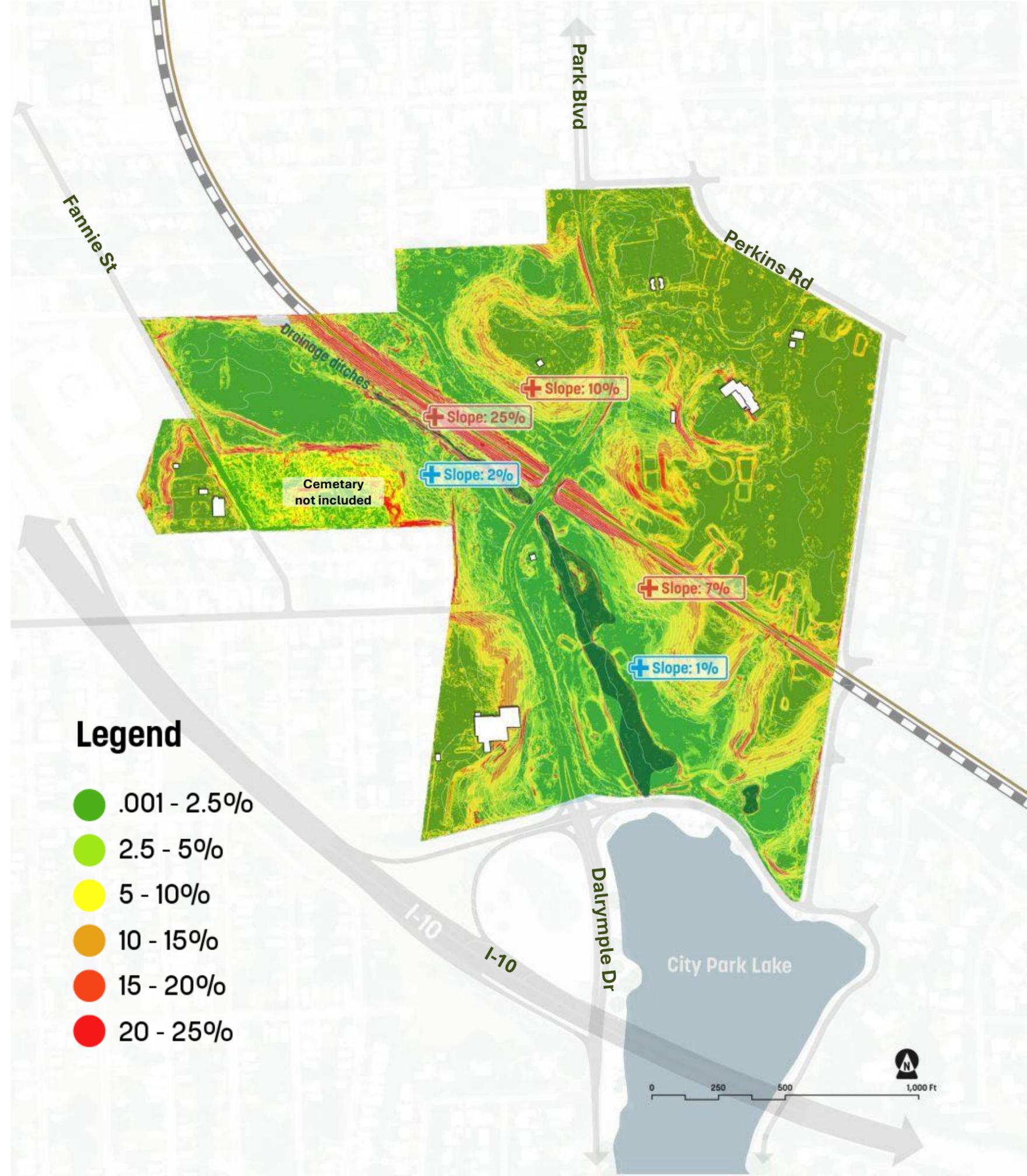
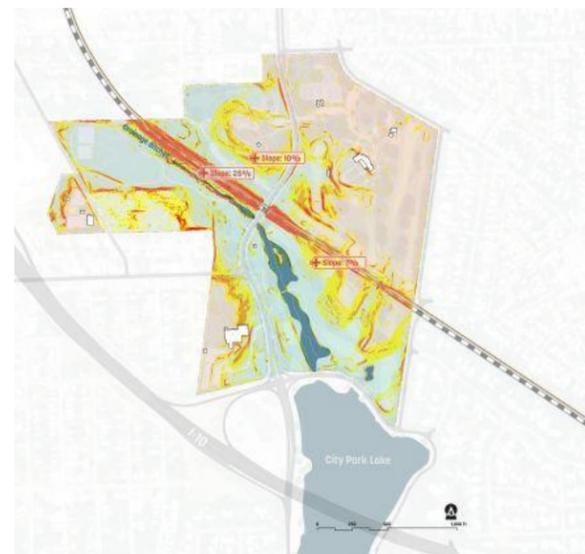
SITE SLOPE ANALYSIS

- Significant slope variation around the site, with steep slopes at the railroad creating a levee-like barrier between the North and South portions of the site
- Steep slope around Knock Knock museum creates stormwater issues
- The slopes define opportunities for more ecological areas and habitat gradients

Less than 5%



Greater than 5%



Environment

KEY TAKEAWAYS

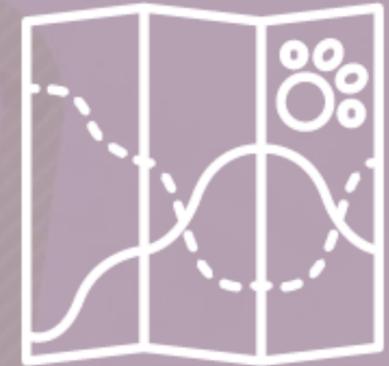
- City-Brooks Park underperforms relative to its scale and ecological function is concentrated to a few marginal zones.
- Live oak trees must be preserved
- Habitat can be enhanced in riparian corridor area
- Floodplain ecology should be created to slow waterflow and filter water before it enters City Park Lake
- Bioswale or other Low Impact Development should be created by Knock Knock Museum to reduce runoff



PROGRAM

- Regional Gap Analysis
- Program Usage
- Site Program
- Active vs Passive Program
- Site Edges
- Annual Events
- Site Capacity
- Golf Program
- Key Takeaways Diagram

City-Brooks Park is positioned to become the region's everyday landscape and central park. A place that supports daily routines as much as special occasions. To do that, program must evolve from a fixed collection of amenities to a flexible framework that can support many kinds of life, across ages, cultures, and times of day.



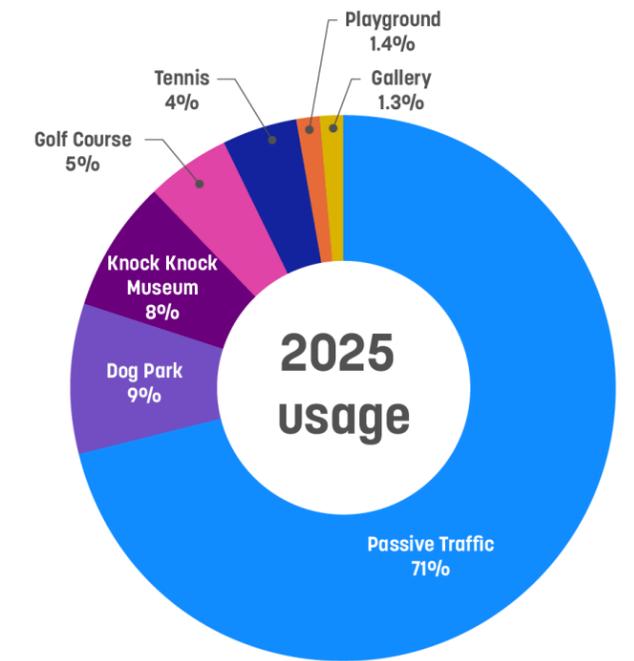
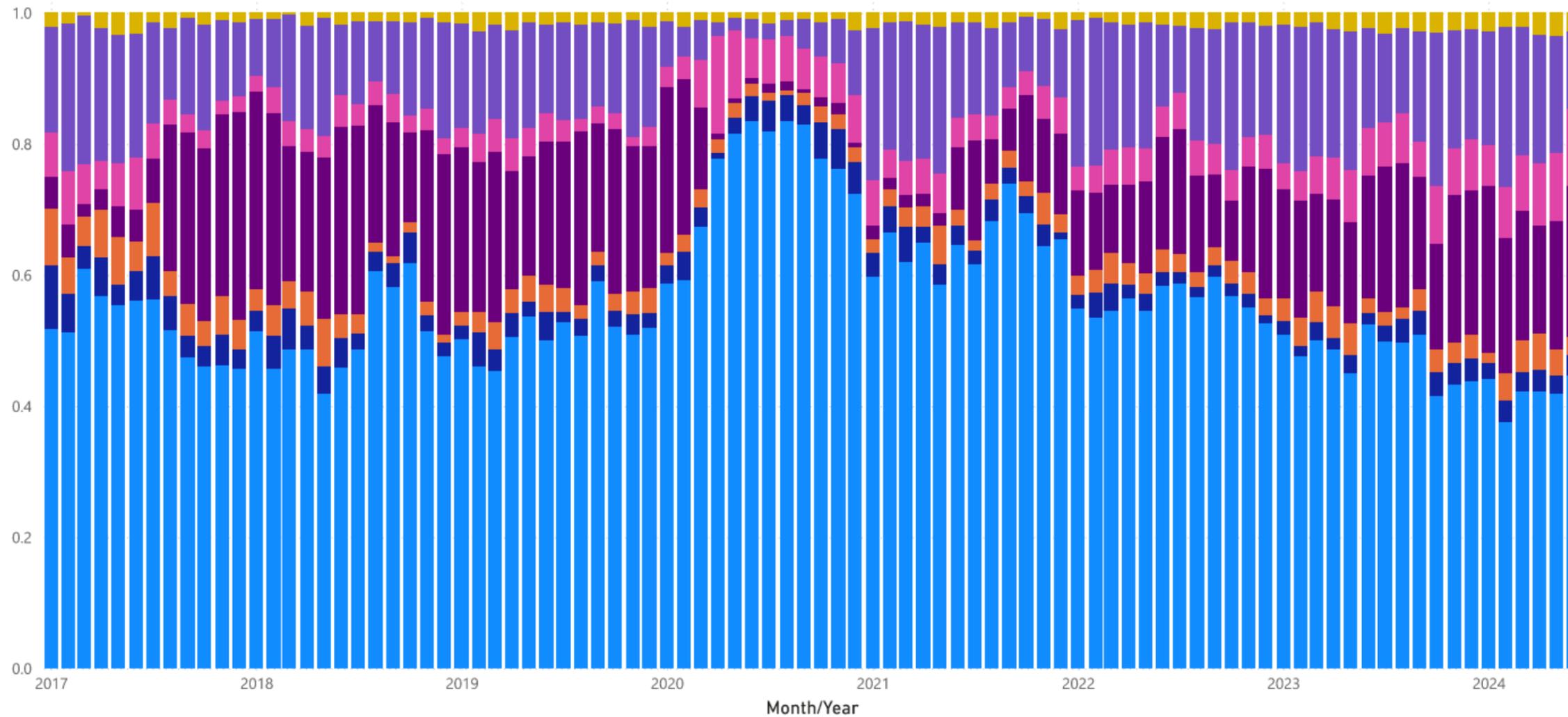
Program

REGIONAL GAP ANALYSIS

- Baton Rouge has many recreational amenities, but it's missing a central, everyday park.
- City-Brooks Park and the University Lakes system sit between arguably the two most important nodes of Baton Rouge – downtown and LSU.
- As a central and connecting destination, City-Brooks Park needs to meet the demands and expectations of a regional central park.



Program PROGRAM USAGE



* This data comes from BREC Placer data



Program

SITE PROGRAM



KNOCK-KNOCK MUSEUM

CONDITION

USAGE



BATON ROUGE GALLERY

CONDITION

USAGE



DOG PARK

CONDITION

USAGE



BROOKS PARK REC COURTS

CONDITION

USAGE



GOLF COURSE

CONDITION

USAGE



TENNIS CENTER

CONDITION

USAGE



PLAYGROUND

CONDITION

USAGE



BROOKS PARK POOL

CONDITION

USAGE



- Some site amenities, such as the playground and Brooks Park Pool, may be in need of a revamp
- Tells a story of uneven investment/maintenance, pointing to strategic reinvestment to make the park feel cohesive.

Program

ACTIVE VS PASSIVE PROGRAM

- City-Brooks Park's program is organized as a series of discrete destinations rather than a continuous framework, concentrating activity in a few areas while leaving others under-activated.
- The middle of the park is actually more passive and the two sides are disconnected.



Program

SITE EDGES

- City-Brooks Park's edges are inconsistent, with some vaguely welcoming people in and others acting as barriers, which affects where activity happens and which parts of the park feel connected to surrounding neighborhoods.

 Porous/Accessible Edge

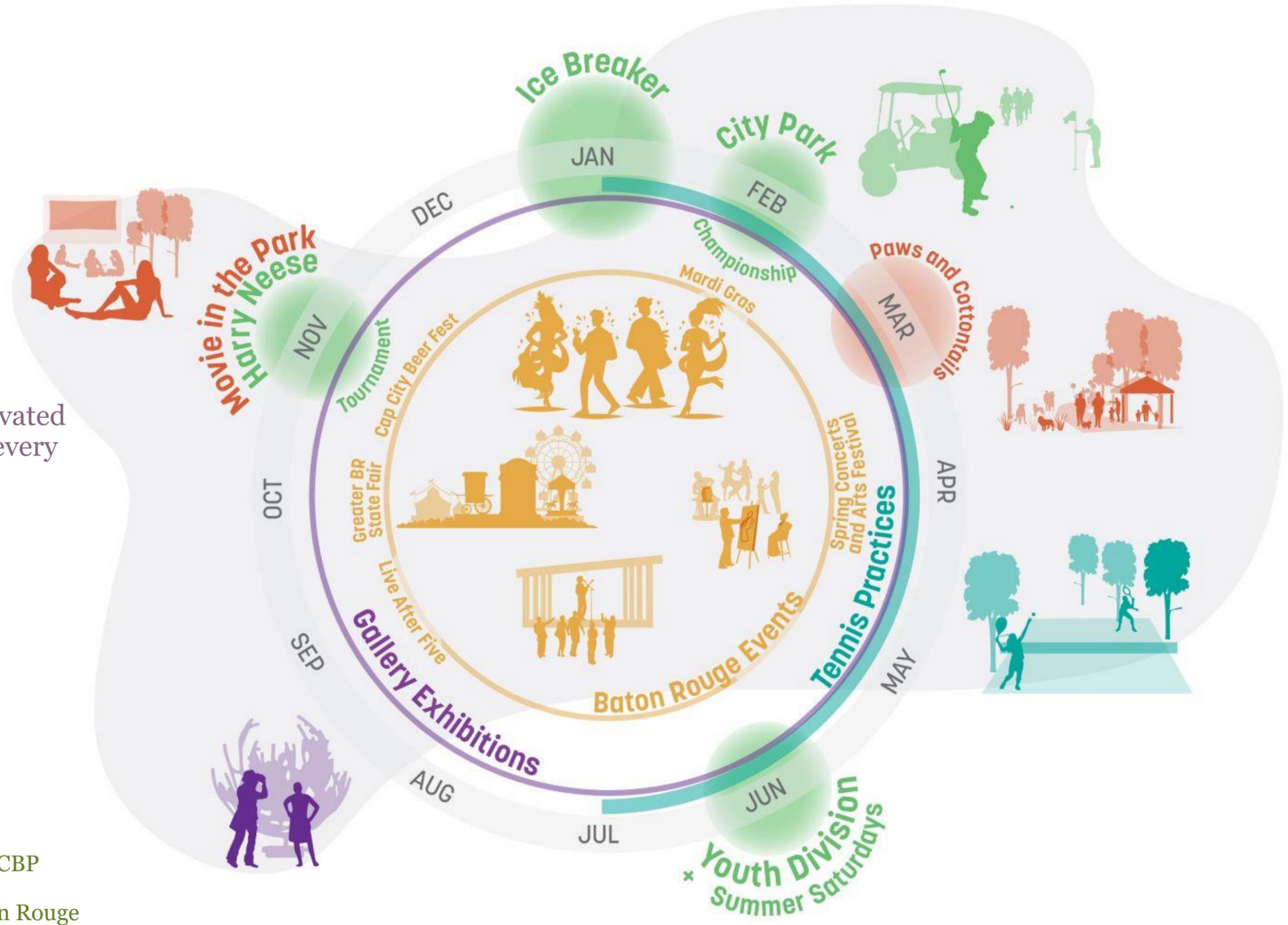
 Non-Accessible Edge



Program ANNUAL EVENTS

- City-Brooks Park is activated by several large events every year.

- Golf Events at CBP
- Tennis Events at CBP
- Varied Events at CBP
- Gallery Exhibitions at CBP
- Annual Events in Baton Rouge



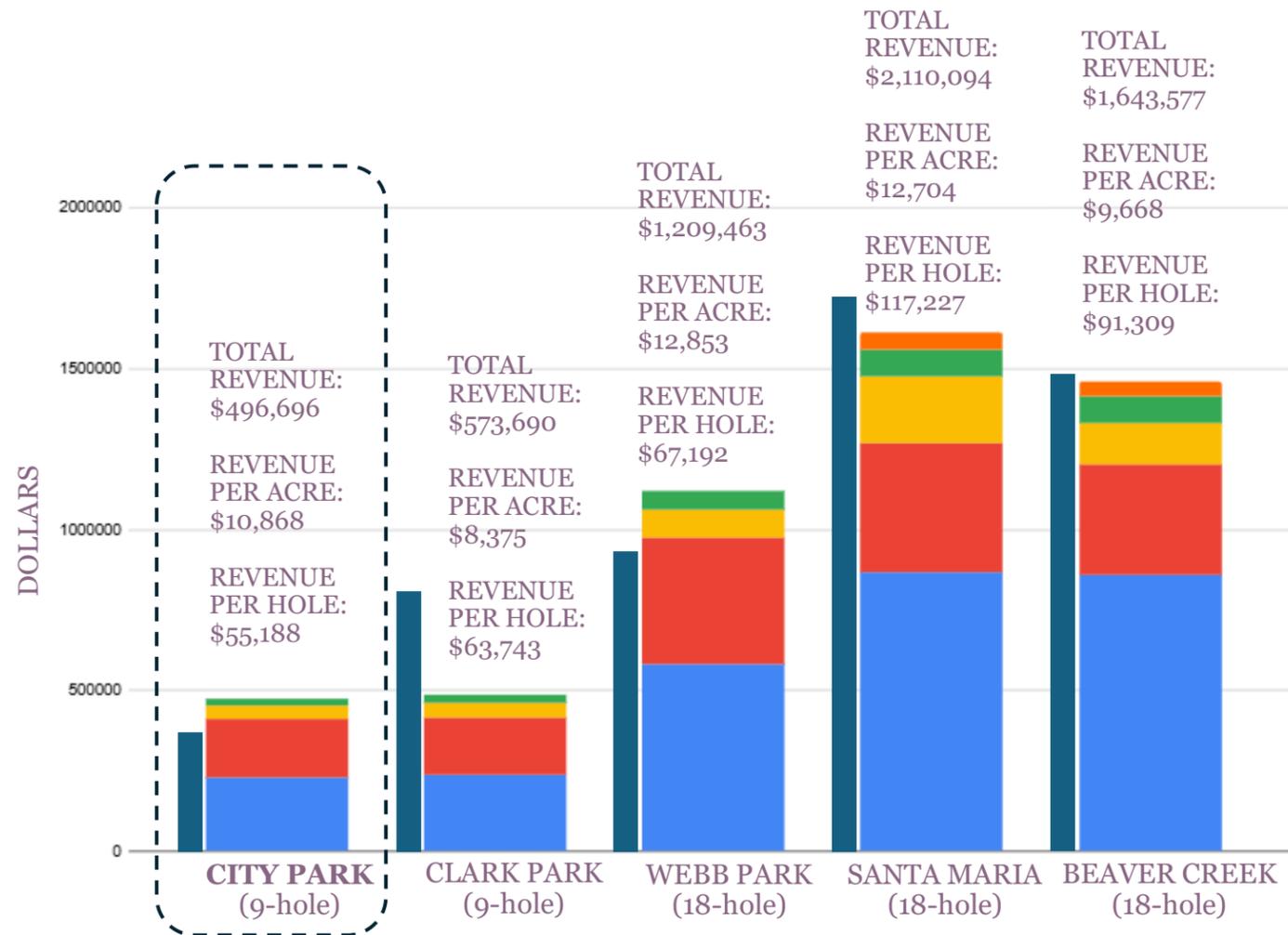
Program

SITE CAPACITY

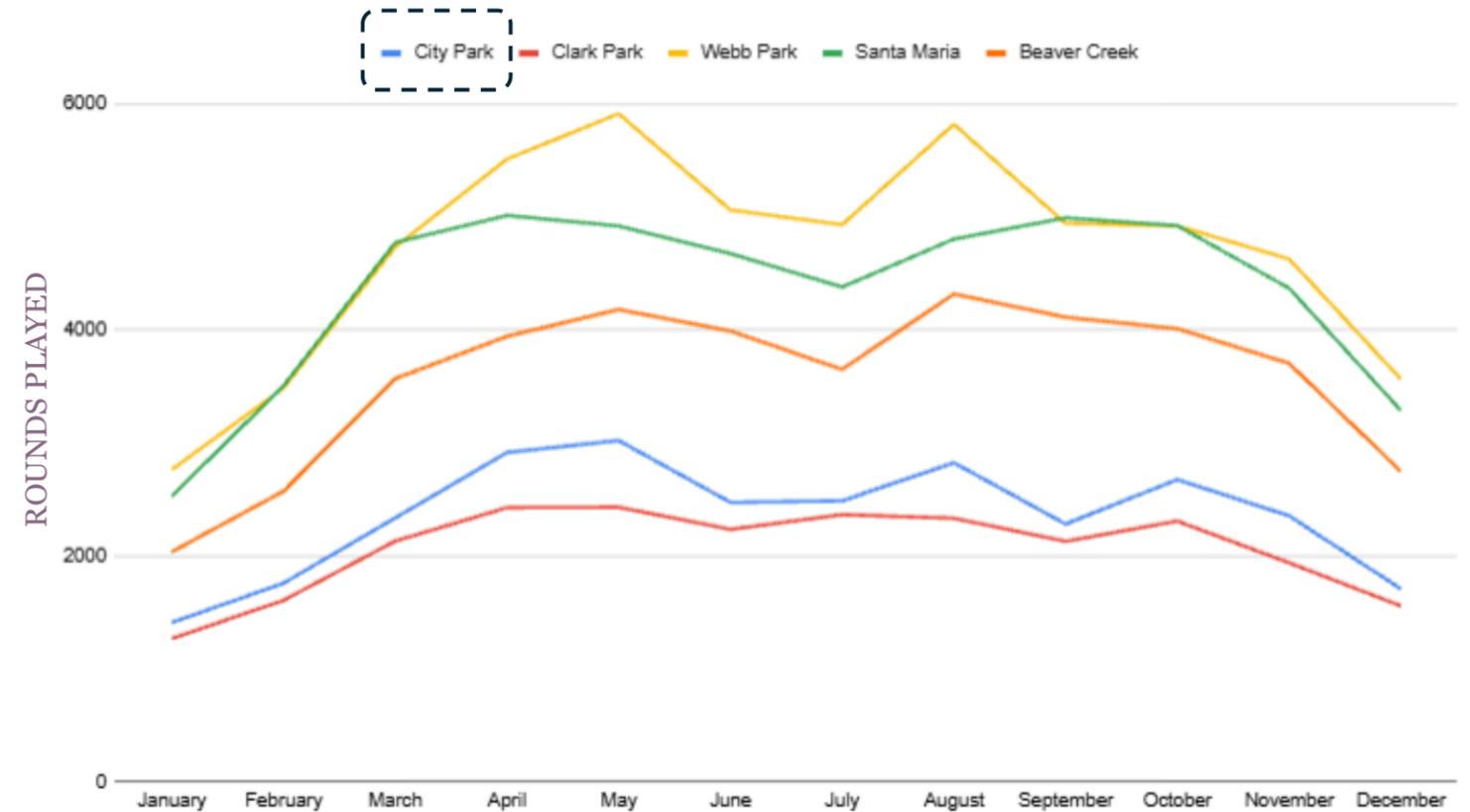
- Even though the site has a large area, the golf course, the steep slopes, the infrastructure like the railroad, and dense tree canopy leave not enough flat available space for large gatherings.
- The programs showing in this diagram are just to bring a sense of scale. They are **NOT** programs we are suggesting,



Program GOLF PROGRAM



2025 YTD Revenue & Expenses



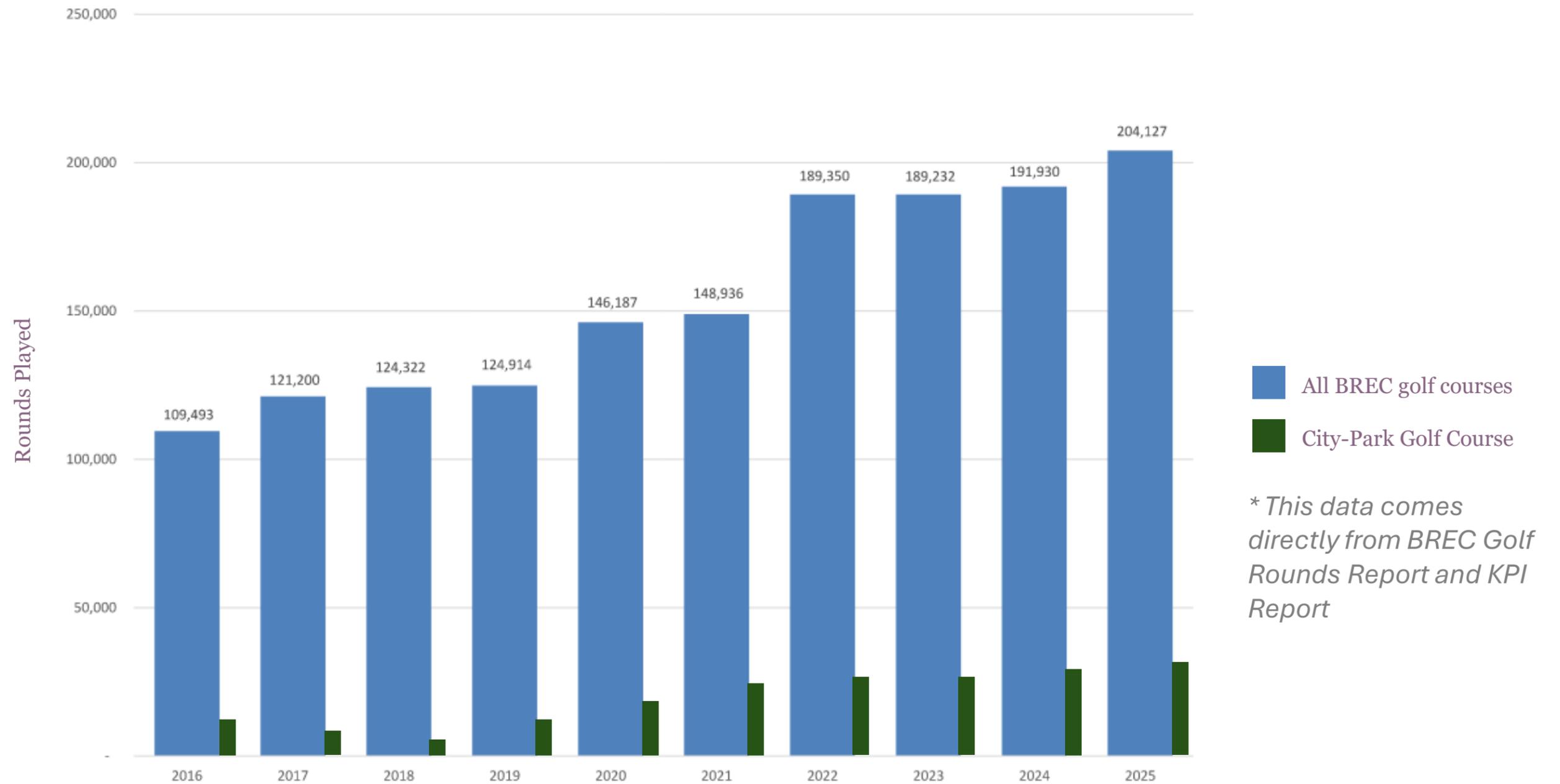
2025 YTD Rounds Played

* This data comes directly from BREC Golf Rounds Report and KPI Report

Program GOLF PROGRAM



BREC Golf Annual Golf Rounds Played



Program KEY TAKEAWAYS

- The site is divided by roads and a railroad, and program elements in each section are disconnected.
- With the lack of connection between sections, most of the existing program elements goes underutilized.
- There's a lack of available programmable space due to the large area occupied by the golf course.

-  Existing program, heavily utilized
-  Existing program, underutilized
-  Potential program areas





DISCUSSION

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Thank you!



SASAKI