

WELCOME!

Public Meeting City-Brooks Park & Lakes Vision Plan

September 17, 2026



SASAKI

WHAT TO EXPECT TODAY?

Opening

**30 minute
Presentation**

**80 minute
Open Mic**

Closing

FROM ENGAGEMENT INPUTS TO THE PREFERRED DESIGN

SITE
ANALYSIS

FIRST
SURVEY
WINDOW

SURVEY
EXTENSION

VESTED
INTEREST
GROUPS



6/11 PUBLIC
MEETING

7/14 PUBLIC
MEETING

ADDITIONAL
VESTED
INTEREST
GROUPS

We are here!



9/17 PUBLIC
MEETING

COMMISSION
PRESENTATION

Phase 1:
Site Analysis

Phase 2:
Design Alternatives

Phase 3:
Preferred Design

ENGAGEMENT BY NUMBERS

Survey **3,151**
First Window Survey + Survey
Extension Results

June 11th
Public
Meeting **1,726**
Total “place a dot” feedback across all
purple “Feedback Opportunities”

Vested
Interest
Group **20**
Conversations in total

July 14th
Public
Meeting **193**
Total Attendees

REPEATED THEMES

Golf Course
~1,300
Feedback touchpoints

Brooks-side
~500
Feedback touchpoints

Green Space
~400
Feedback touchpoints

Connectivity
~700
Feedback touchpoints

Park Programs
~1,100
Feedback touchpoints



“Keeping the golf course the same”,
Rep. Dixon McMakin,
Vested Interest Group Meeting

Summary of the conversation:
Improvements would retain the nine
holes and the fundamental golf
experience, by improving the tee boxes,
greens, landscaping, facilities, safety, and
overall course quality.

GOLF COURSE

37%
of First Survey
respondents

**voted for "keep golf as it
is today"**

52%
of Survey Extension
respondents

52% / 54%
respondents voted
for nine-hole golf
course in active
programs



Map: Enjoyable Place
First Survey Mapping Result

**"Please keep City Park
golf course as is. It is a
place to enjoy outdoor
activity for so many
people from 8 to 80
years old."**

First Survey Participant

**"Current choice is be a
golfer or get run over
by runners/cyclists."**

June 11 Public Meeting
Comments



Map of June 11 Golf
Safety Comments

**"The park should be evaluated based on its
'highest and best use', and we do not believe
that use is a golf course."**

Vested Interest Group Participant

- Preserve a Par 32 Golf Course and invest in better playability
- Safety at the edge of the golf course is a concern for both golfers and park users
- Improve the course itself – tee boxes, greens, landscape, facilities, and safety
- Improve connectivity around the golf

#1

Brooks Park improvements were the strongest non-golf theme on July 14

“key amenities, such as the recreation center and full-size pool, should be located on the Brooks Park side to better serve surrounding neighborhoods and support partnerships with local schools.”

Vested Interest Group Participants

**Call for
“Improve +
connect to the
Brooks Side”**

**“every child and their
mama ought to know how
to swim”**

Councilwoman Coleman
Vested Interest Group

BROOKS-SIDE

- Stitch the Brooks-side and City Park-side together so the park reads as one place
- Expand Brooks Pool to a full-size pool where everyone can swim and learn to swim
- Provide attractive, active programs such as a 400m track
- Respect the history of the park throughout the design process

Top 20 feedback in
June 11 Public Meeting

“I’m 74 and I can’t even get to the golf course. I’m sitting at Brooks Park — I don’t see that we’re represented.”

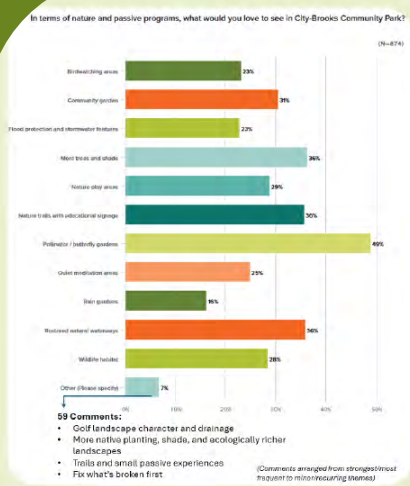
July 14 Public Meeting



July 14 Public Meeting

GREEN SPACE

- Expand flexible green space
- Preserve trees and topography
- Keep the tranquil sense of space
- Restore the bayou and waterfront edge to tell the Louisiana water story
- Grow the native landscape
- Keep landscape maintenance in mind during the design process



Desired uses in nature/passive programs:

- **Pollinator/butterfly gardens**
- **More trees and shade**
- **Nature trails with educational signage**
- **Community garden**

First Survey and Survey Extension

"I daily visit the park and enjoy walking my dog along its paths and sitting on the benches, enjoying the moment."

Survey Extension Participant

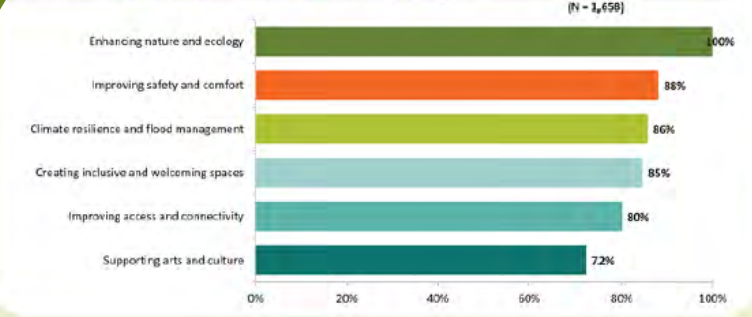
"Some trails and some wetland areas and play things just like open lawn. Maybe it's the kayak rental kiosk or whatever and a place to throw a Frisbee and lay out a blanket and have a picnic. There's certain times of year where we haven't seen the white pelicans in a while."

Vested Interest Group Participants

"We mow the line across the street from our house. We help pick up the sticks... it's realistically, that's how it is."

Vested Interest Group Participants

Master Plan will be guided by several design principles. Which should be the highest priorities for City-Brooks Community Park? Rank the following, with 1 being the highest.



First Survey and Survey Extension

Enhancing Nature and Ecology ranked #1 and was supported by 100% of survey takers in the design principle question.

"Please don't cut down any trees during renovations. They provide shade, peace, joy"

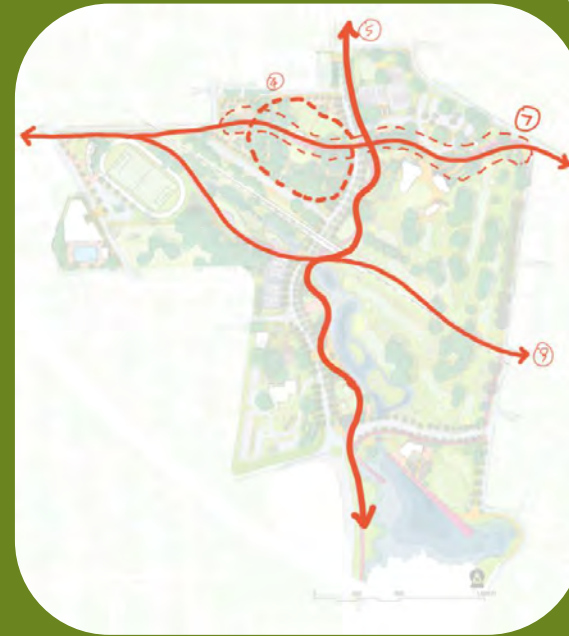
First Survey Participant

"Don't lose the unique character, tranquility, and beauty of the park"

Vested Interest Group Participant

June 11 Public Meeting Top 10 Feedbacks call for:

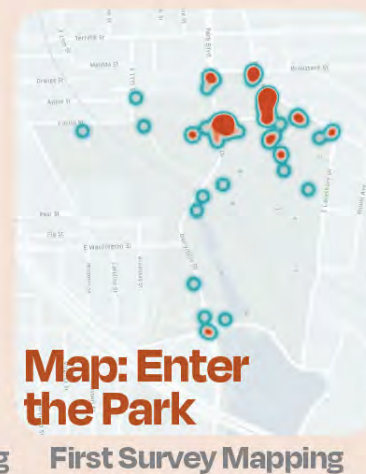
- Big Loop
- Stitching Brooks Side
- Humanize Dalrymple
- Bayou / Waterfront Access & Restoration



Top 10 feedback in June 11 Public Meeting

“When I travel down Magazine Street past Audubon Golf Course, that is what East Lakeshore needs to become. It is absolutely gorgeous, it is beautiful, you one-way that road, you get the pedestrians off of there... But we don't get rid of East Lakeshore. We keep it there for people to get in and out.”

Rep. Dixon McMakin,
Vested Interest Group



Dalrymple serves as the main gateway of the park while having the most safety concerns.

44% / 38%
First Survey Survey Extension
respondents voted for "safety street crossing" in future connectivity desired uses.

"It's important to improve the underpass to make it more welcoming."

Vested Interest Group Participant

CONNECTIVITY

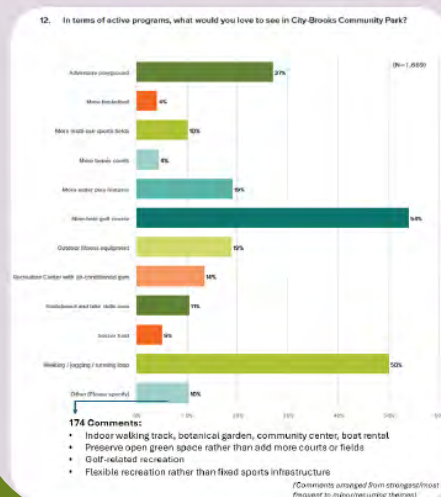
- Create safe pedestrian and bike connections within the park and stitch the park together as a whole
- Connect the park to University Lakes and the regional greenway network
- Humanize Dalrymple and introduce parallel parking
- Enhance waterfront access
- Make E Lakeshore Drive one-way

“A good plan should emphasize and connect its existing destinations.”

Vested Interest Group Participants

“It should be an active, amenity-rich park that includes spaces for families, social interaction, and recreation.”

Vested Interest Group Participants



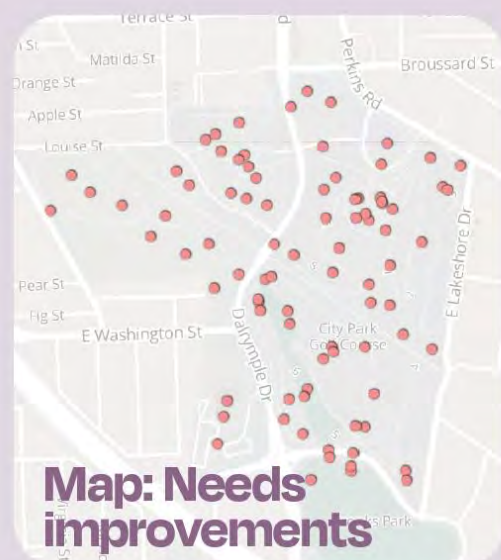
Desired active uses:

- **Nine-hole golf course**
- **Walking / jogging / running loop**
- **Adventure playground**
- **Outdoor fitness equipment**
- **More water play features**

First Survey and Survey Extension

PARK PROGRAMS

- Provide the key programs the park is missing today while preserving its character and avoiding overcrowding
- Prioritize everyday recreation and make the park available to everyone
- Connect and enhance existing cultural destinations
- Fix and improve what's already there



~200

comments in both surveys talked about:

- **Better restrooms**
- **More seating**
- **Better lighting**
- **Clearer signs**
- **Repair existing amenities**

First Survey and Survey Extension

“No duplicate amenities.”

Rep. Dixon McMakin,
Vested Interest Group

WHERE ARE WE GOING

1. Preserve the Current Par 32 on the Golf Course and Invest in Better Play
2. Improve the Brooks-side and stitch the park together
3. Expand Flexible Green Space and Preserve Trees and Topography
4. Increase Pedestrian and Bike circulation safety, comfort, and co-existence.
5. Provide additional key program elements that are missing

City-Brooks Park Master Plan **THE VISION**

1. Preserve the Current Par 32 on the Golf Course and Invest in Better Play
2. Improve the Brooks-side and stitch the park together
3. Expand Flexible Green Space and Preserve Trees and Topography
4. Increase Pedestrian and Bike circulation safety, comfort, and co-existence.
5. Provide additional key program elements that are missing

City-Brooks Park Master Plan



PATHWAYS

Connect the Park, the Lakes, and the Surrounding Neighborhoods



4 Miles

of Existing Pathways with 1.8 Miles of
Existing Golf Cart Paths



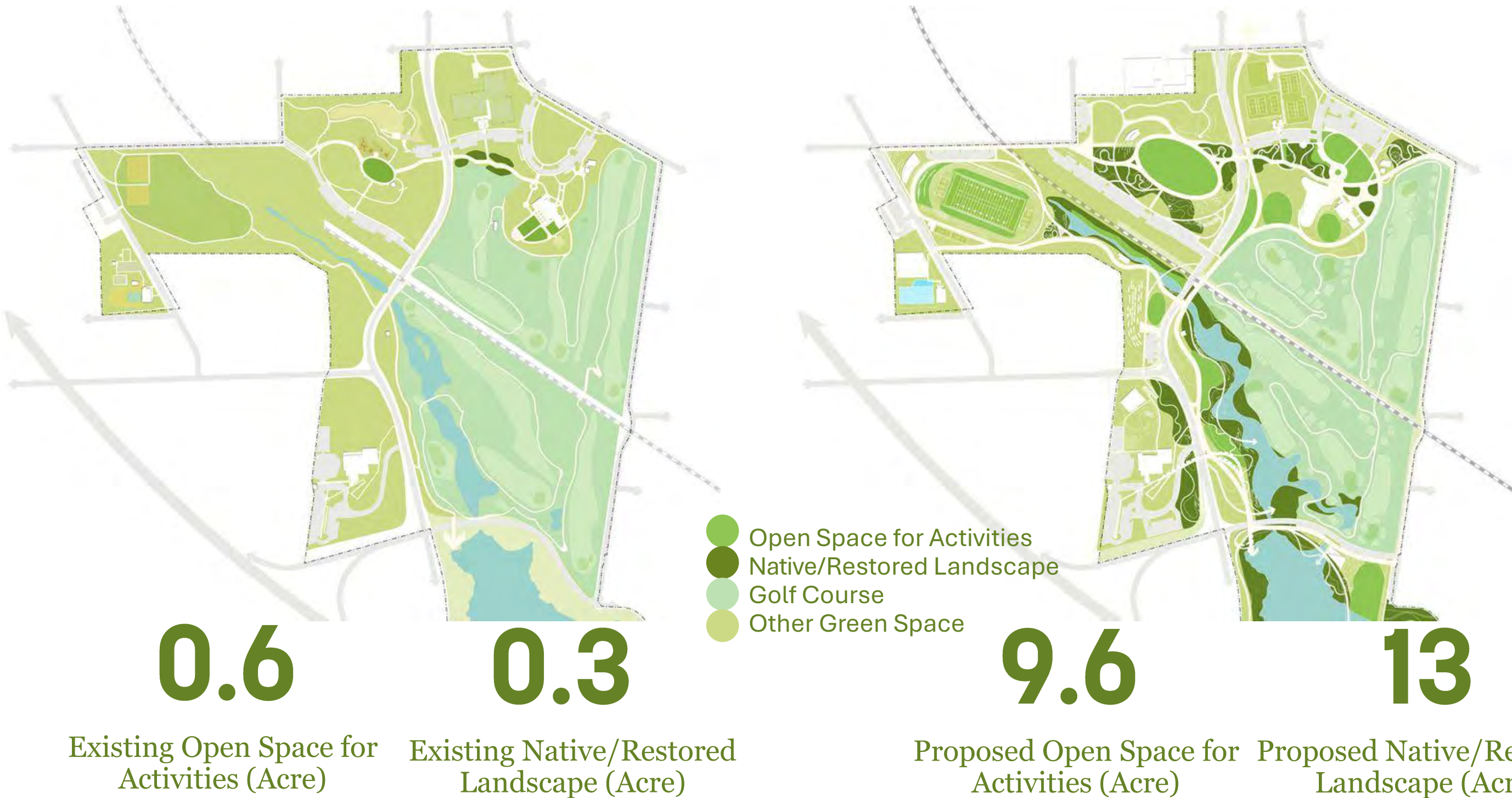
- ↔ Pedestrian Pathways
- Proposed Vehicular Circulation
- ↔ Proposed Vehicular Traffic Direction

6.9 Miles

of Proposed Pathways with 1.7 Miles of
Conceptual Golf Cart Paths

OPEN SPACE & LANDSCAPE

Create an Inclusive Park and Celebrate the Water and Nature Story



PARKING

Expanding Parking Capacity while Minimizing Impact on Green Space



287

Existing Parking Spots



Appx. 484

Proposed Parking Spots
(173 Spots are Parallel Parking)

TREES

Invest in Living Systems and Design for EBR's Climate Reality



Appx. **420**
Existing Trees



Appx. **550**
Proposed Trees

PROGRAM & ACTIVITIES

Prioritize the Brooks side and build one identity across the whole site



Scattered

Existing

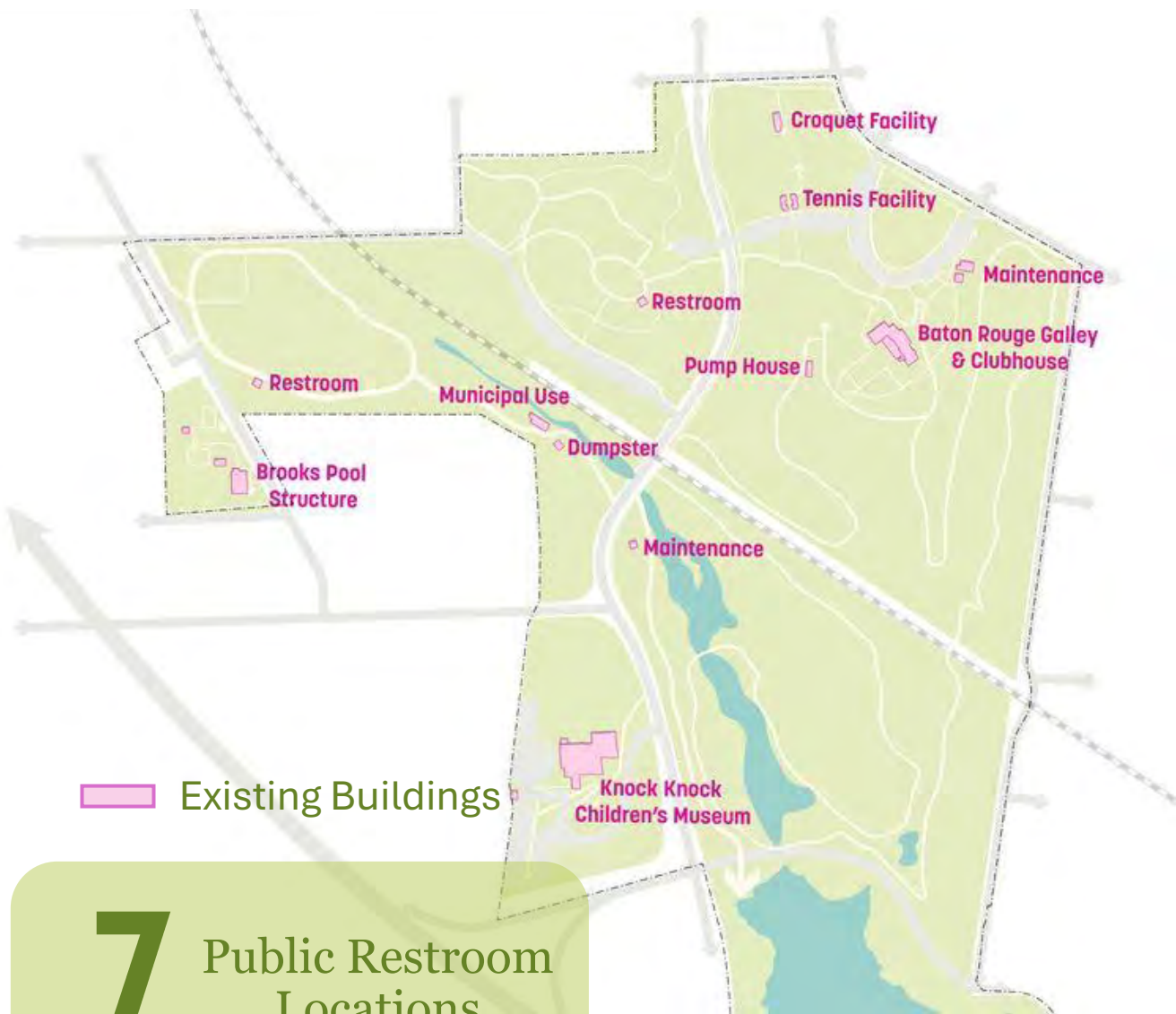


Integrated

Proposed

PARK BUILDINGS

Essential amenities that support activity, comfort, and daily use

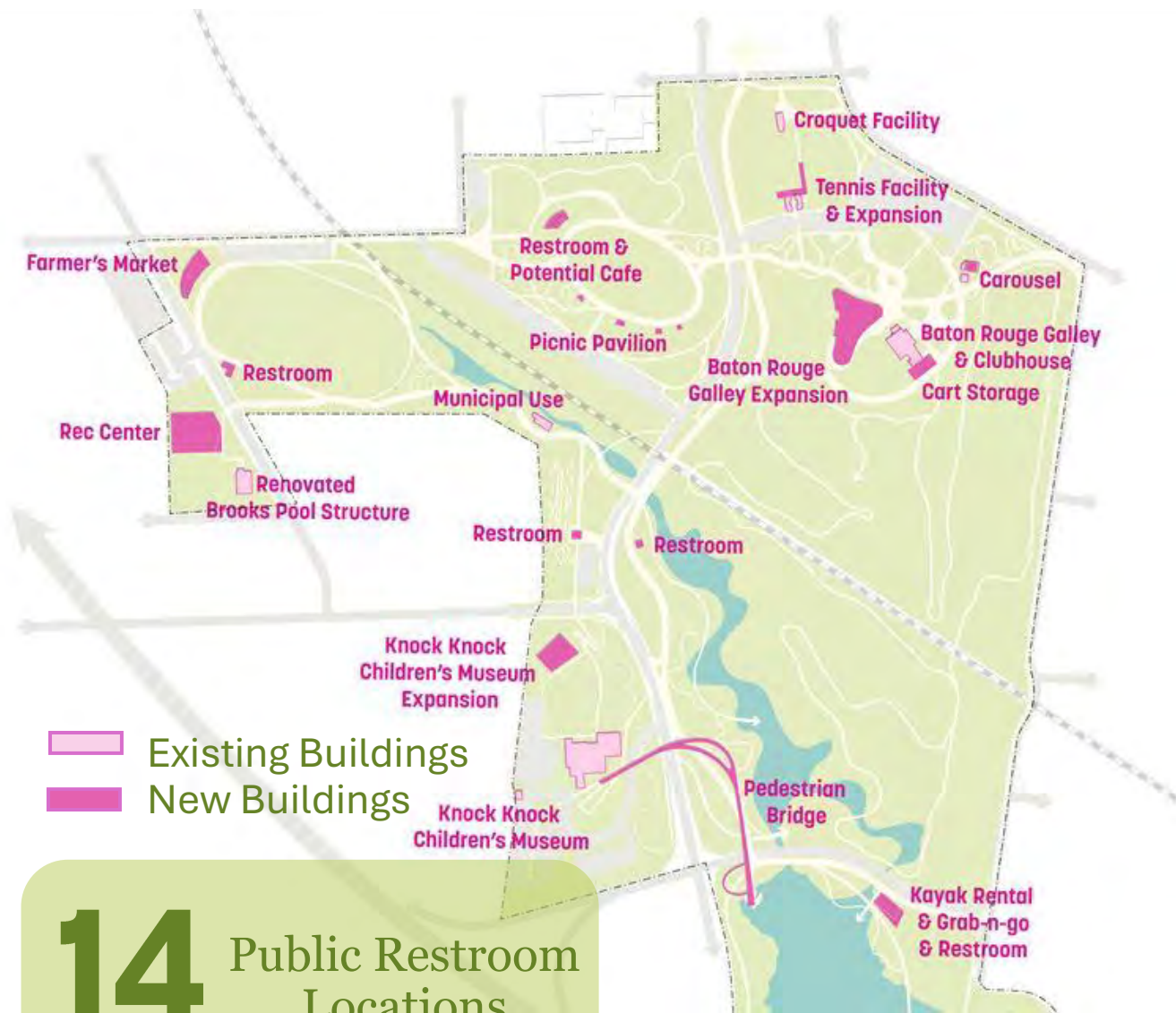


7 Public Restroom Locations

0 Food & Beverage Locations

39,000

Existing Park Building Area (Approx. Square Feet)



14 Public Restroom Locations

4 Food & Beverage Locations

57,000

Added Park Building Area (Approx. Square Feet)

GOLF IMPROVEMENTS

Safer play, safer park



8

Existing Public Areas at Risk of Ball Strike (within 150ft safety buffer)

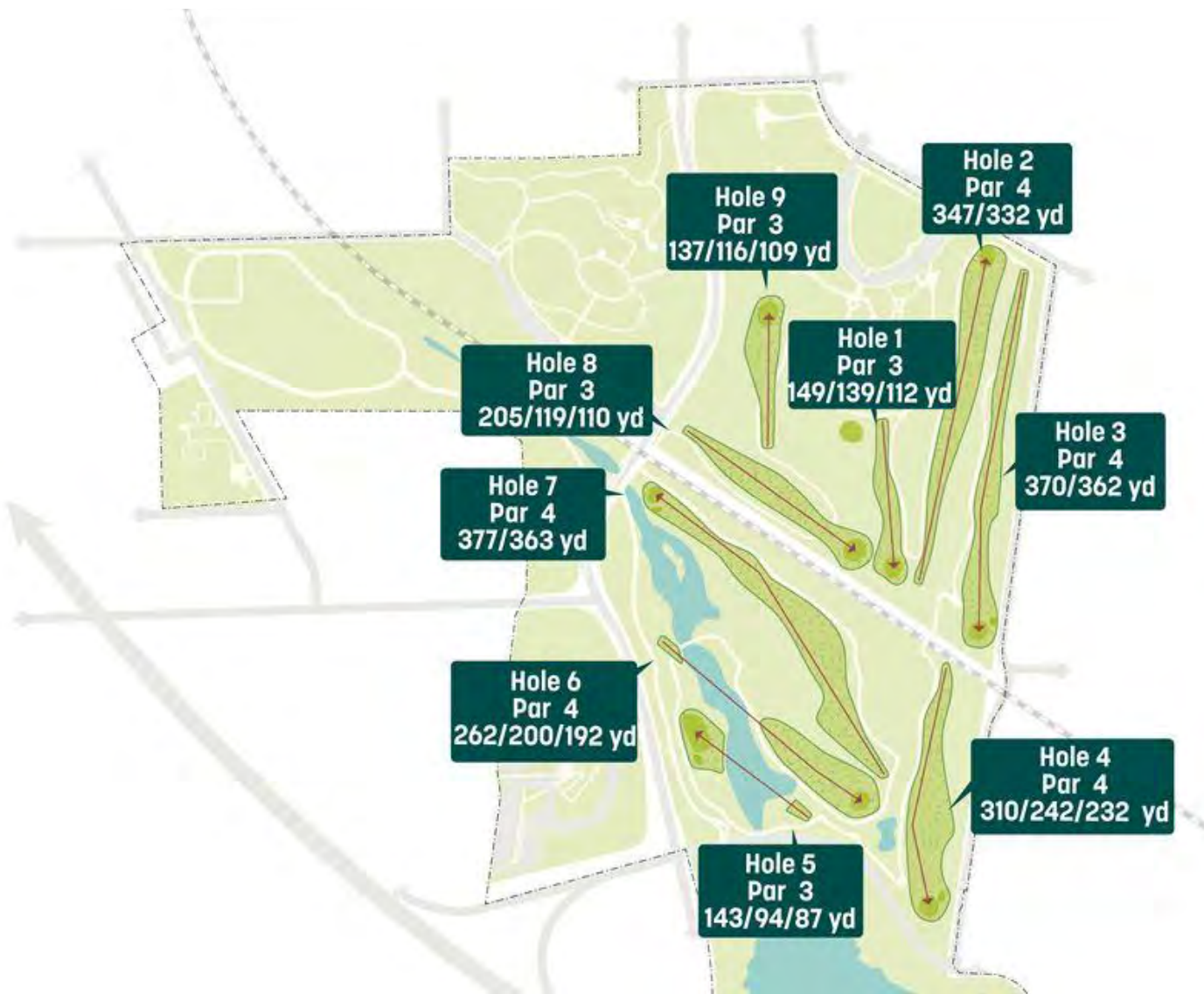


2*

Proposed Public Areas at Risk of Ball Strike (within 150ft safety buffer)

GOLF IMPROVEMENTS

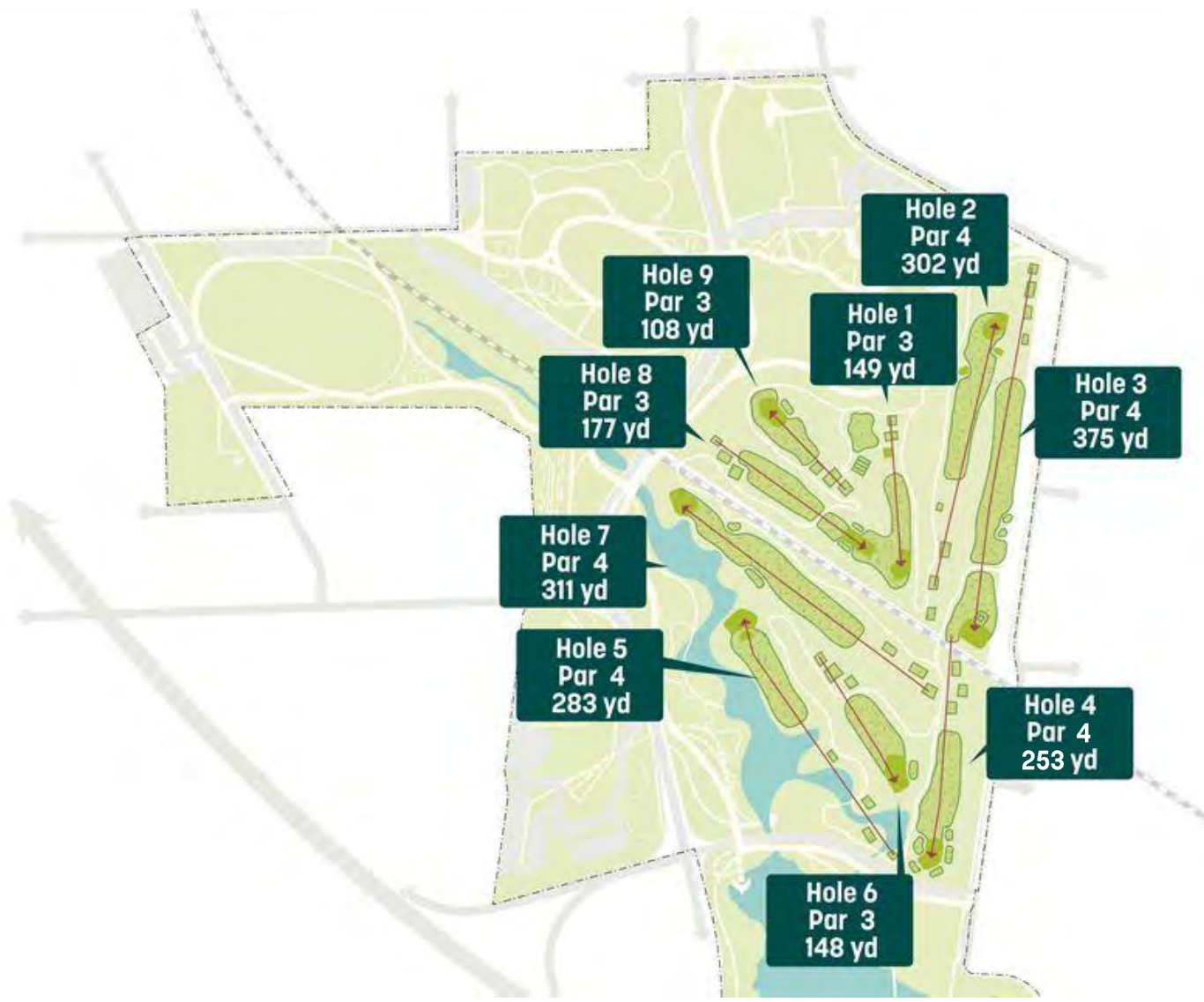
Preserving the format while restoring its classic design



32
2,300

Existing Total Par

Existing Yards



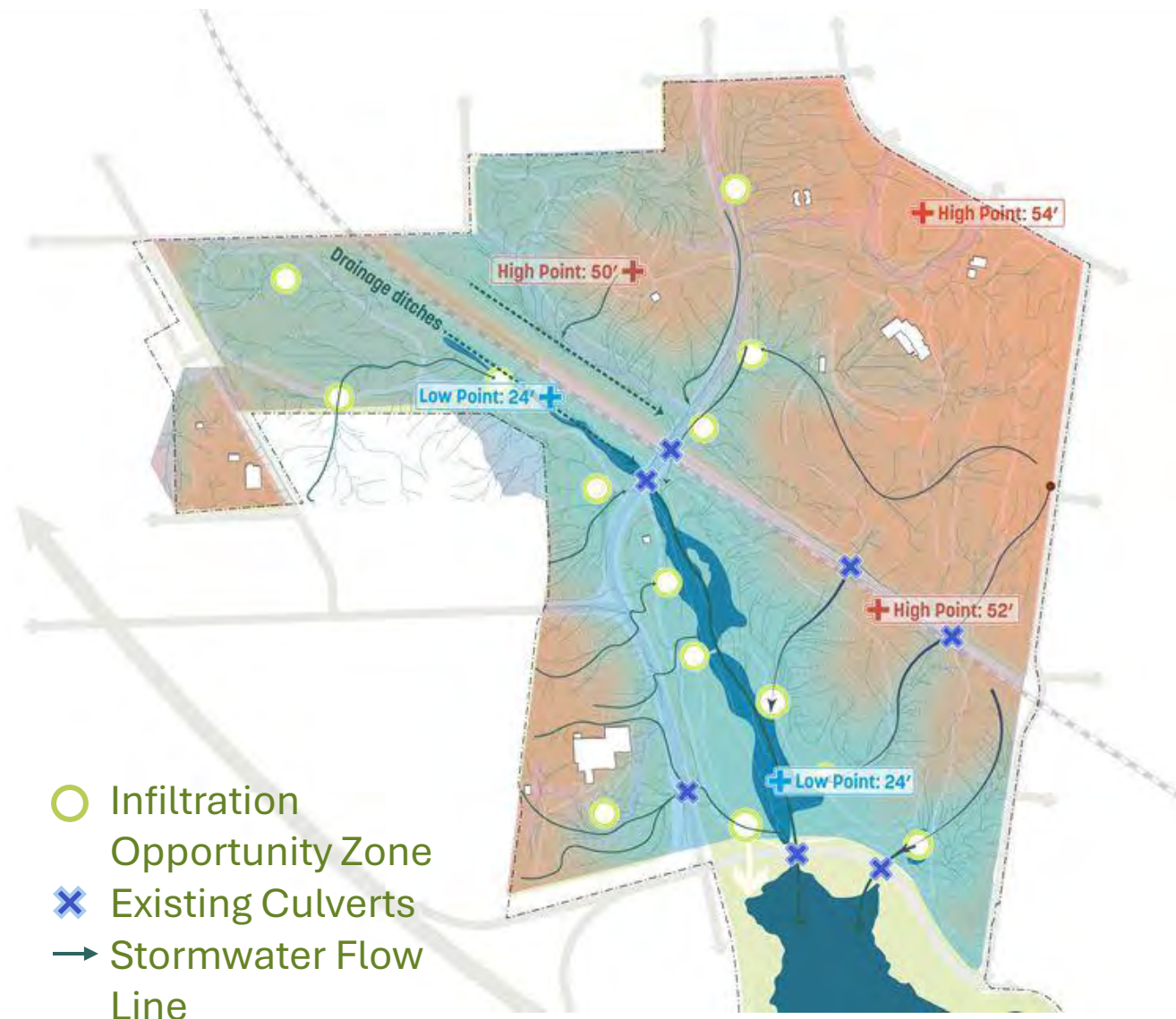
32
2,106

Proposed Total Par

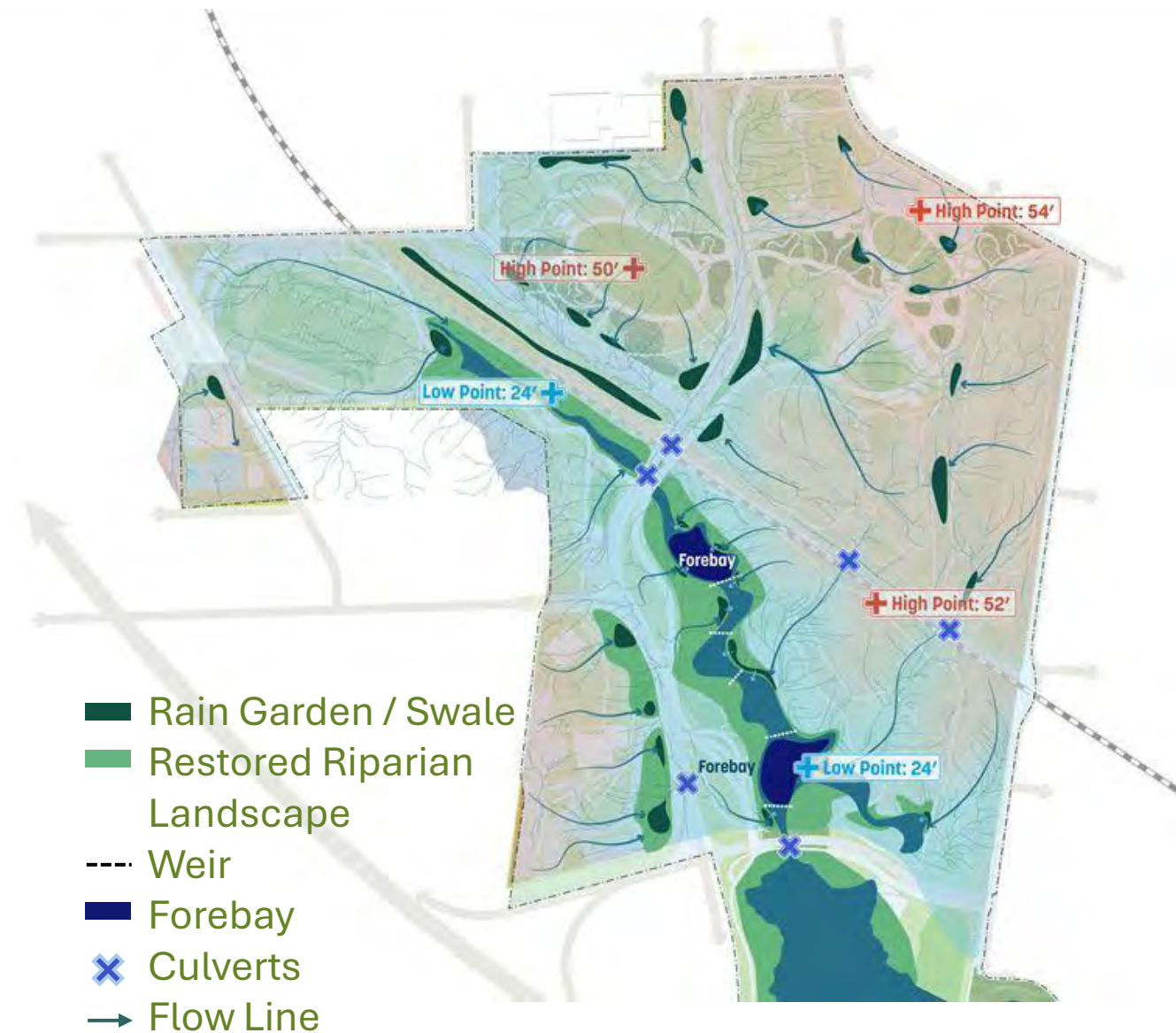
Proposed Yards

STORMWATER MANAGEMENT

Transforming engineered drainage into a living green infrastructure system



**Engineered
Drainage**

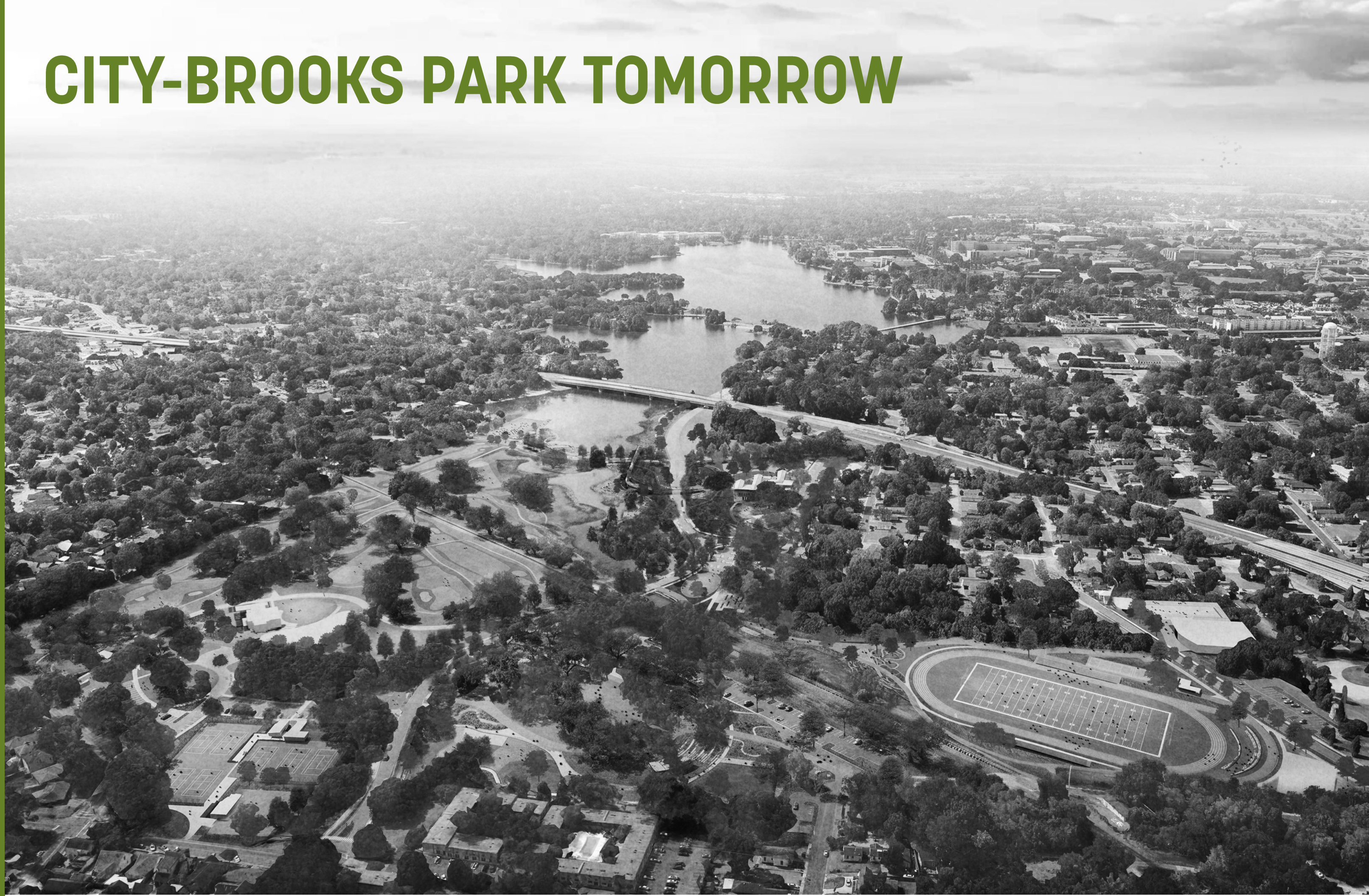


**Living Green
Infrastructure**

CITY-BROOKS PARK TODAY



CITY-BROOKS PARK TOMORROW



AN INTEGRATED REGIONAL PARK FOR EBR



THE BROOKS SIDE

Active and connected: upgraded recreation linked by a restored Bayou



THE BROOKS SIDE

Renovated Brooks Pool & Rec Center



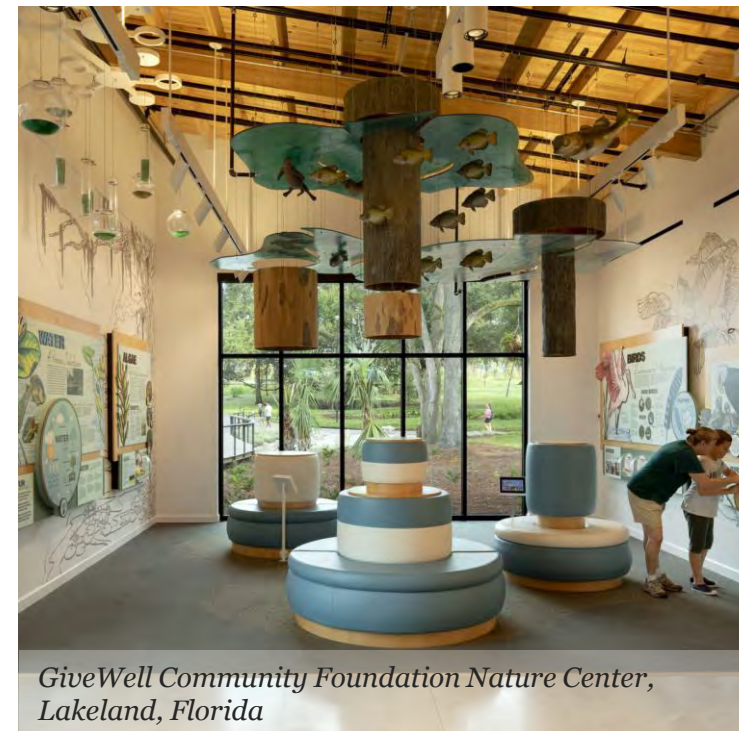
THE BROOKS SIDE

400m Track & Dalrymple Connection



KNOCK KNOCK CHILDREN'S MUSEUM

Outdoor learning, play, and gathering - built around Louisiana's water story



KNOCK KNOCK CHILDREN'S MUSEUM

Integrated into City-Brooks Park with a New Bridge



THE DALRYMPLE CORRIDOR TO THE LAKEFRONT

A continuous public space connecting the park to the water



Constitution Avenue, Canberra, Australia



Hines Lake, Houston's Memorial Park, Texas



Wild Mile, Chicago



Marination Ma Kai, West Seattle, Washington



Central Park, New York City

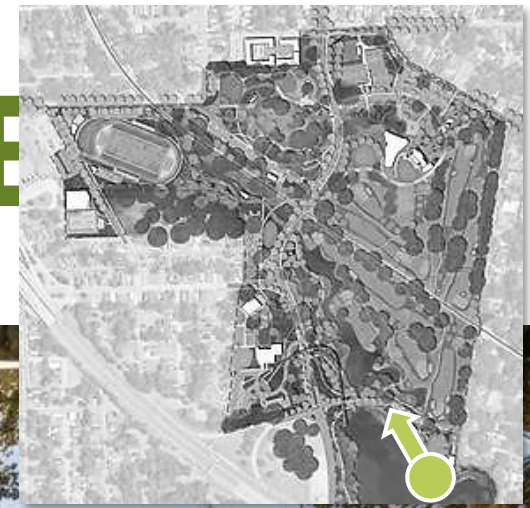
THE DALRYMPLE CORRIDOR

Expanded Passive Park Space for Casual and Quiet Use



THE DALRYMPLE CORRIDOR TO THE LAKE

An Active Waterfront for Family and Community Gathering



THE BATON ROUGE GALLERY AREA

A welcoming front door to the park's cultural core



THE BATON ROUGE GALLERY AREA

Enhanced Passive Garden Space for the Cultural Core



CITY PARK GOLF COURSE

Restoring Tom Bendelow's 1926 design to its Golden Age character

What does Golden Age Design mean in City Park Golf Course?

- **Routed to the land** - Bendelow built the course around City Park's ridges, bayou, and oaks; the 25 feet of elevation change is rare in Louisiana and remains the course's defining asset
- **Strategic, not punishing** - hazards that reward good judgment rather than penalize a beginner's miss, which is why this course has taught generations to play
- **Built to look unbuilt** - features shaped so the course reads as landscape, not construction



Conceptual-level Score Card

	Hole 1	Hole 2	Hole 3	Hole 4	Hole 5	Hole 6	Hole 7	Hole 8	Hole 9
Par	3	4	4	4	4	3	4	3	3
Yard	149	302	375	253	283	148	311	177	108



CITY PARK GOLF COURSE

A Good Neighbor and a Great Golf Course



THE PICNIC HILL

A community hub for daily use and big gatherings



Barkyard, Cary Park, North Carolina



Bonnet Springs Park, Lakeland, Florida



Space Adventure Playground at Hermann Park, Houston, Texas



The Pearl arts festival, Portland, Oregon

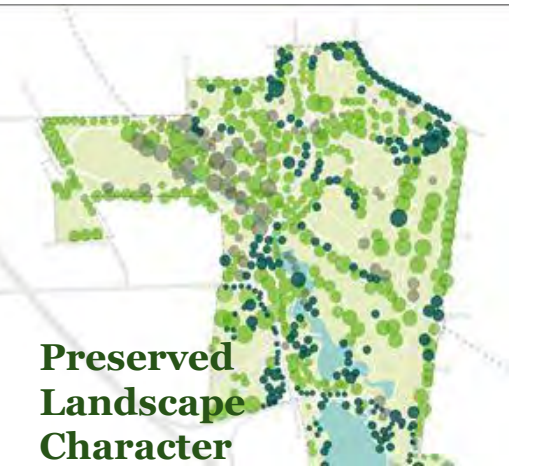
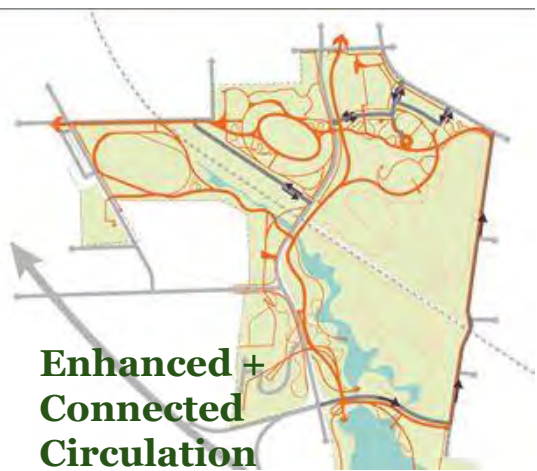
THE PICNIC HILL

A community hub for daily use and big gatherings



City-Brooks Park Master Plan

BY THE NUMBERS



4 ► 6.9

Increased
Pathways (Miles)

0.6 ► 9.6

Increased
Open Space (Acre)

420 ► 550

Increased
Trees

287 ► 484

Increased
parking

8 ► 2*

Public Areas at
Risk of Ball Strike

*While Preserving existing
Par 32 Structure

7 ► 14

Total Restrooms

City-Brooks Park Master Plan

PHASING

- City-Brooks Park Master Plan is divided into 6 phases over multiple years.
- It should be noted that some phases may have longer lead items and overlap and that Cost is broken out by Zone not timeline.
- Work begins on the West/Brooks side of the park.
- Baton Rouge Gallery Building and Knock Knock Children's Museum's HVAC upgrades are independent timelines and are assumed to be currently tracking for completion outside of the phasing represented here
- All phases and assumed improvements add up to approximately \$100M in new improvements and are assumed to be on a 15-20-year-build-out



City-Brooks Park Master Plan

PHASE 1

all underlined elements appear on the **McMakin Plan*

ELEMENTS ADDED:

1. Brooks Pool Renovation (BREC Project)
2. Recreation Center (BREC Project)
3. 400m Track & Field
4. (2) Basketball Courts
5. (2) Tennis Courts
6. (3) Parking Lots
7. Parallel Parking
8. Sidewalks
9. Wide Multi-Use Paths Connect Dalrymple
10. Raised Crosswalk
11. Informal Nature Play
12. Thin out Trees along Railroad
13. Community Garden
14. Flexible Lawn Space
15. Picnic Areas Along Bayou

Estimated Approx. \$35.5M



City-Brooks Park Master Plan

PHASE 2

all underlined elements appear on the **McMakin Plan*

ELEMENTS ADDED:

1. Knock Knock Children's Museum Nature Play
2. Knock Knock Children's Museum Multi-Use/Events Space
3. Knock Knock Children's Museum Stormwater Management & Educational Trail
4. Pedestrian Bridge
5. Lakefront Boardwalks & Piers
6. Minor Re-Routing of Hole 6
7. Sidewalks
8. Parallel Parking

Estimated Approx. \$16.5M



City-Brooks Park Master Plan

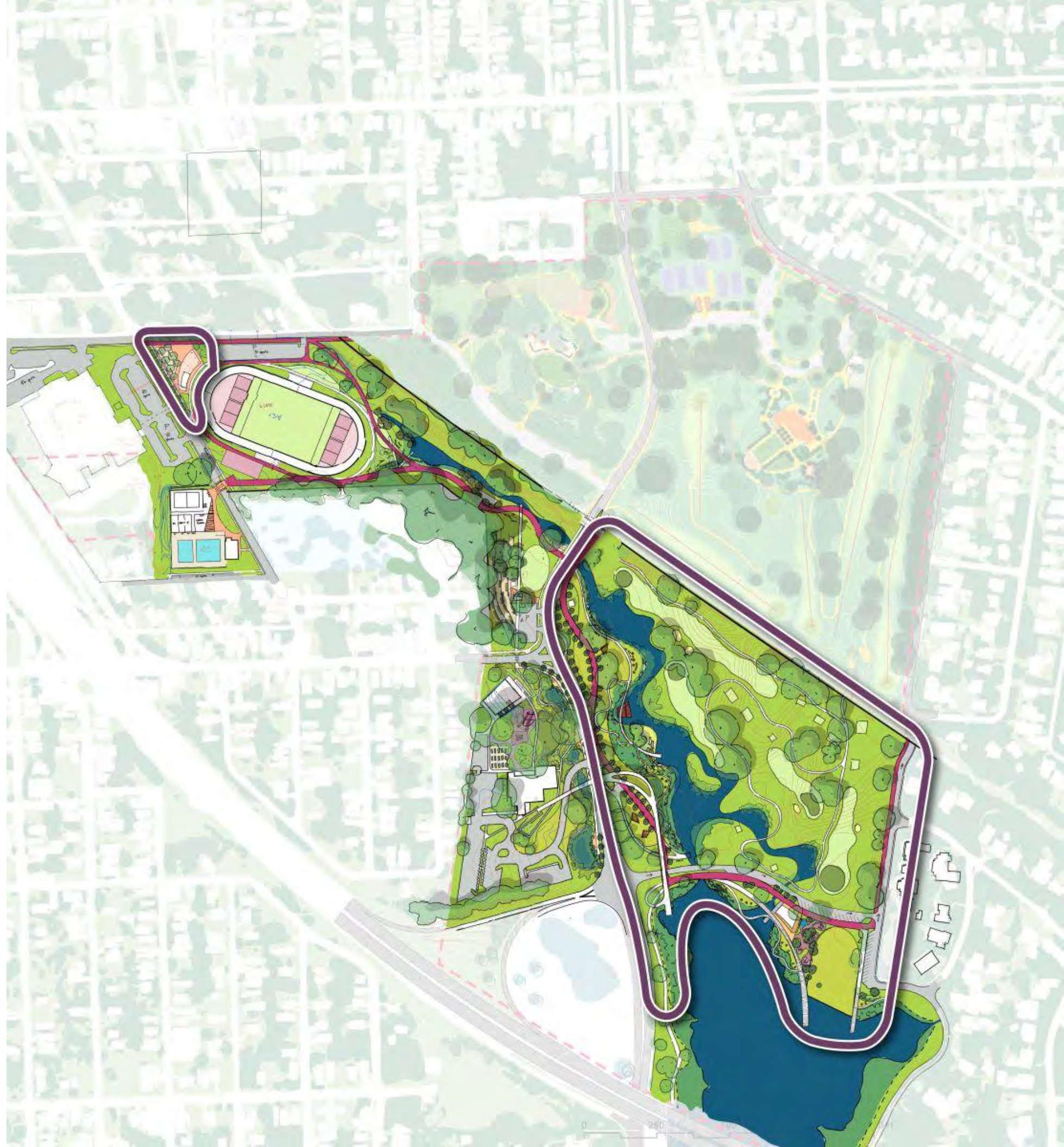
PHASE 3

all underlined elements appear on the **McMakin Plan*

ELEMENTS ADDED:

1. Food Truck & Market Plaza
2. Re-Routing of Southern Portion of Golf Course
3. Restoration & Reshaping of Bayou
4. Linear Park Along Bayou
5. E Lakeshore Becomes One-Way
6. Lakefront Kayak Rental & Café
7. Lakefront Playground
8. Lakefront Flexible Lawn
9. Lakefront Picnic Areas
10. Wide Multi-Use Paths
11. Sidewalks
12. Raised Crosswalks
13. Parallel Parking
14. Path Connections to the Lakes

Estimated Approx. \$9M



City-Brooks Park Master Plan

PHASE 4

ELEMENTS ADDED:

1. Re-Routing of Northern Portion of Golf Course
2. Stage and Restaurant Overlooking Course
3. Redesigned Parking Lots
4. Flexible Lawn Spaces
5. Wide Multi-Use Paths
6. Park Gateways
7. Maintenance Yard Relocation
8. Meander & Sculpture Gardens
9. Carousel

Estimated Approx. \$20M

**The Baton Rouge Gallery expansion is proceeding on its own schedule. Its cost is NOT reflected here.*



City-Brooks Park Master Plan

PHASE 5

ELEMENTS ADDED:

1. Dog Park Extension
2. Bark Café & Outdoor Seating
3. Enlarged Picnic Hill Flexible Lawn
4. Hillside Playground
5. Meander & Sculpture Gardens
6. Wide Multi-Use Path
7. Adjustment to Through-Cut Parking
8. Parking Off Of Dalrymple Removed
9. Parking Added on S 17th St
10. Parallel Parking on Dalrymple

Estimated Approx. \$11.5M



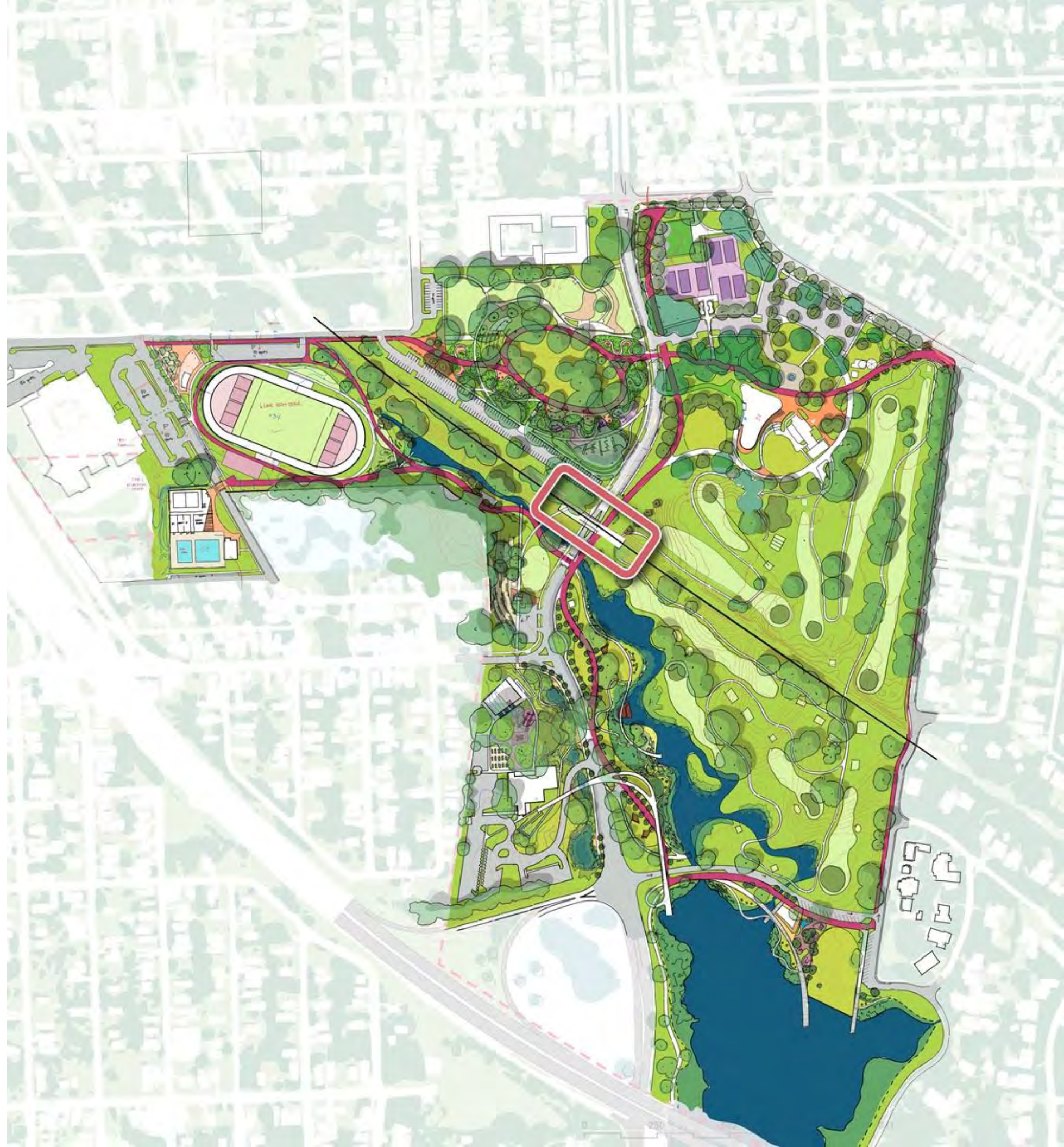
City-Brooks Park Master Plan

PHASE 6

ELEMENTS ADDED:

1. Railroad Bridge Extension
2. Additional Pedestrian Paths

Estimated Approx. \$12M



A TRANSFORMATIVE REGIONAL ASSET FOR EBR

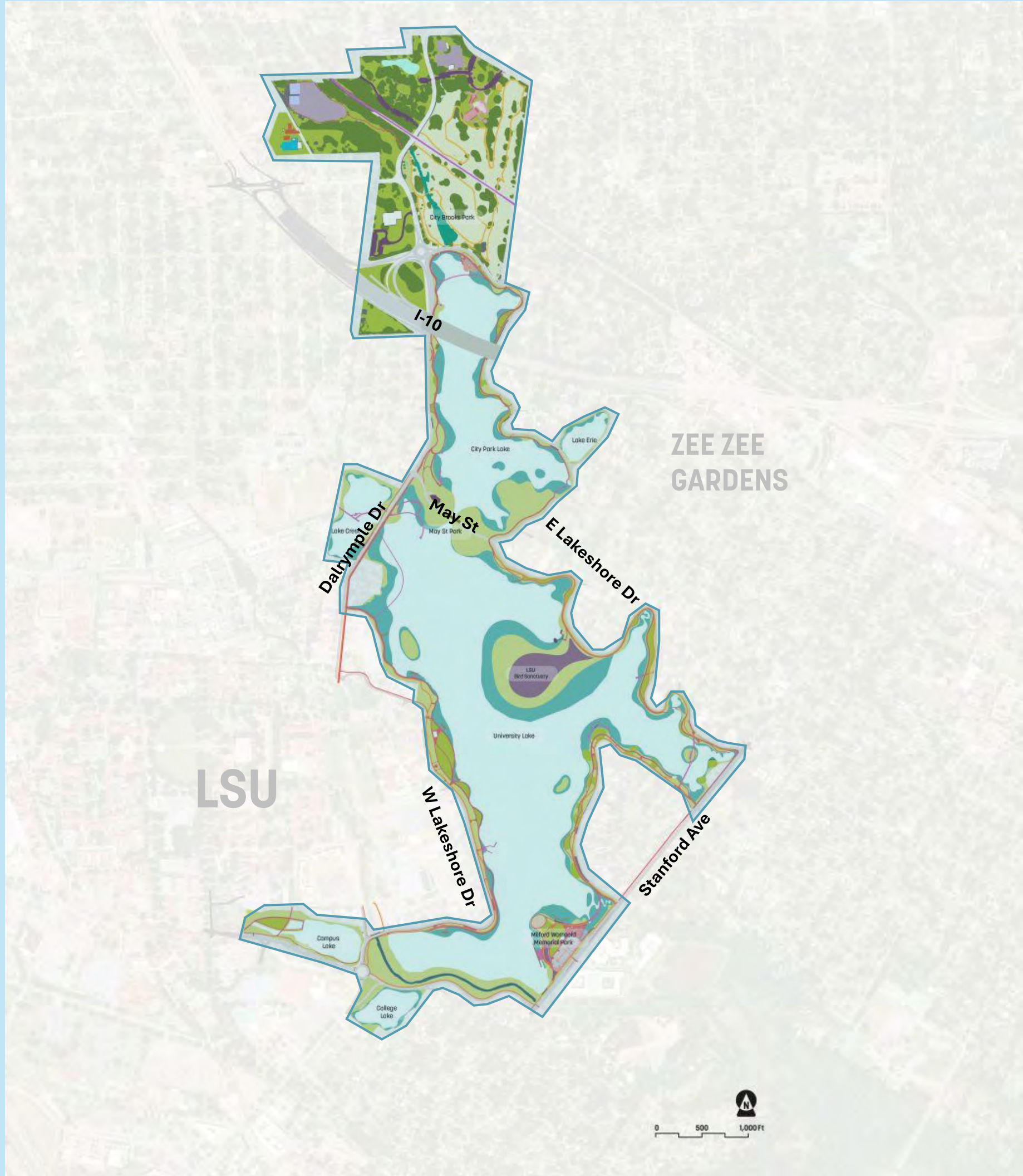


UL Governance & O+M Plan

PROJECT OVERVIEW

These are recommendations for consideration, not commitments by BREC, LSU, or City-Parish.

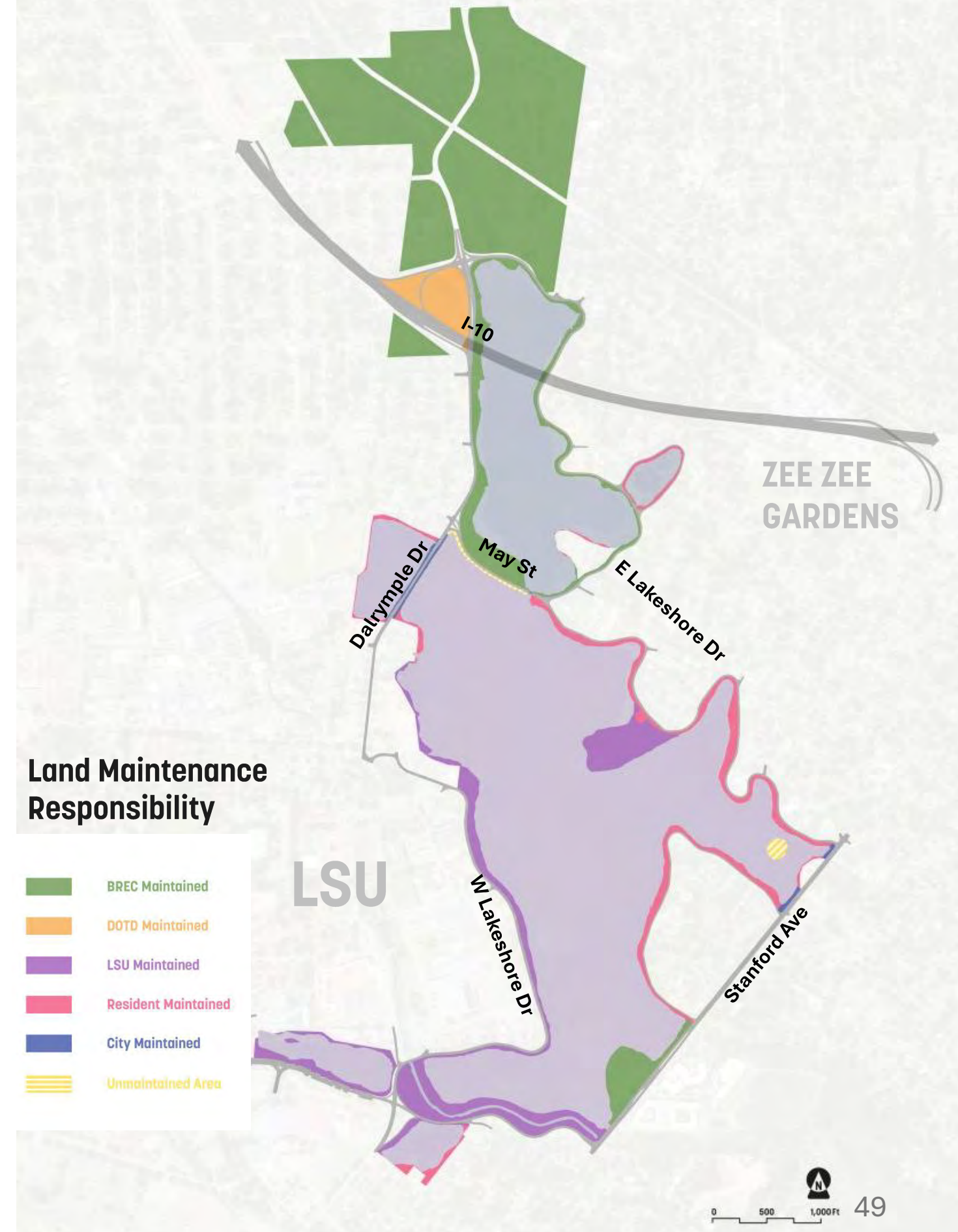
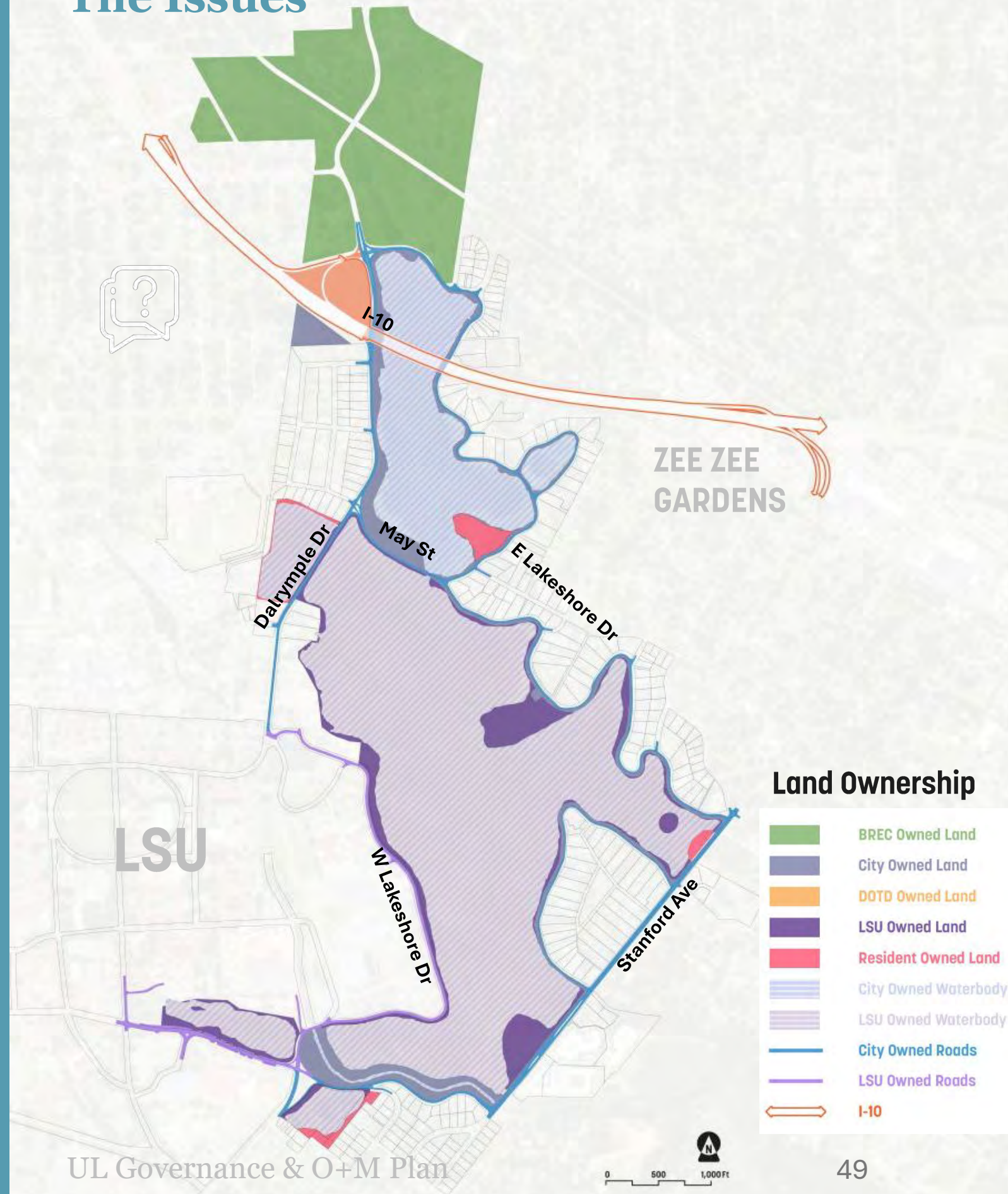
- The Governance and O+M Plan addresses the gap of having operation and maintenance in one place across multiple public partners
- Recommends a long-term Cooperative Endeavor Agreement (CEA) between public partners, with a Conservancy leading day-to-day management.
- The Plan defines maintenance standards by zone, projects the staffing needed to meet them, and outlines a funding model combining baseline public support with philanthropy, earned revenue, and other sources
- The full governance memo and appendices contain the complete analysis, organizational charts, maintenance schedules, and staffing projections.



OVERARCHING GOALS

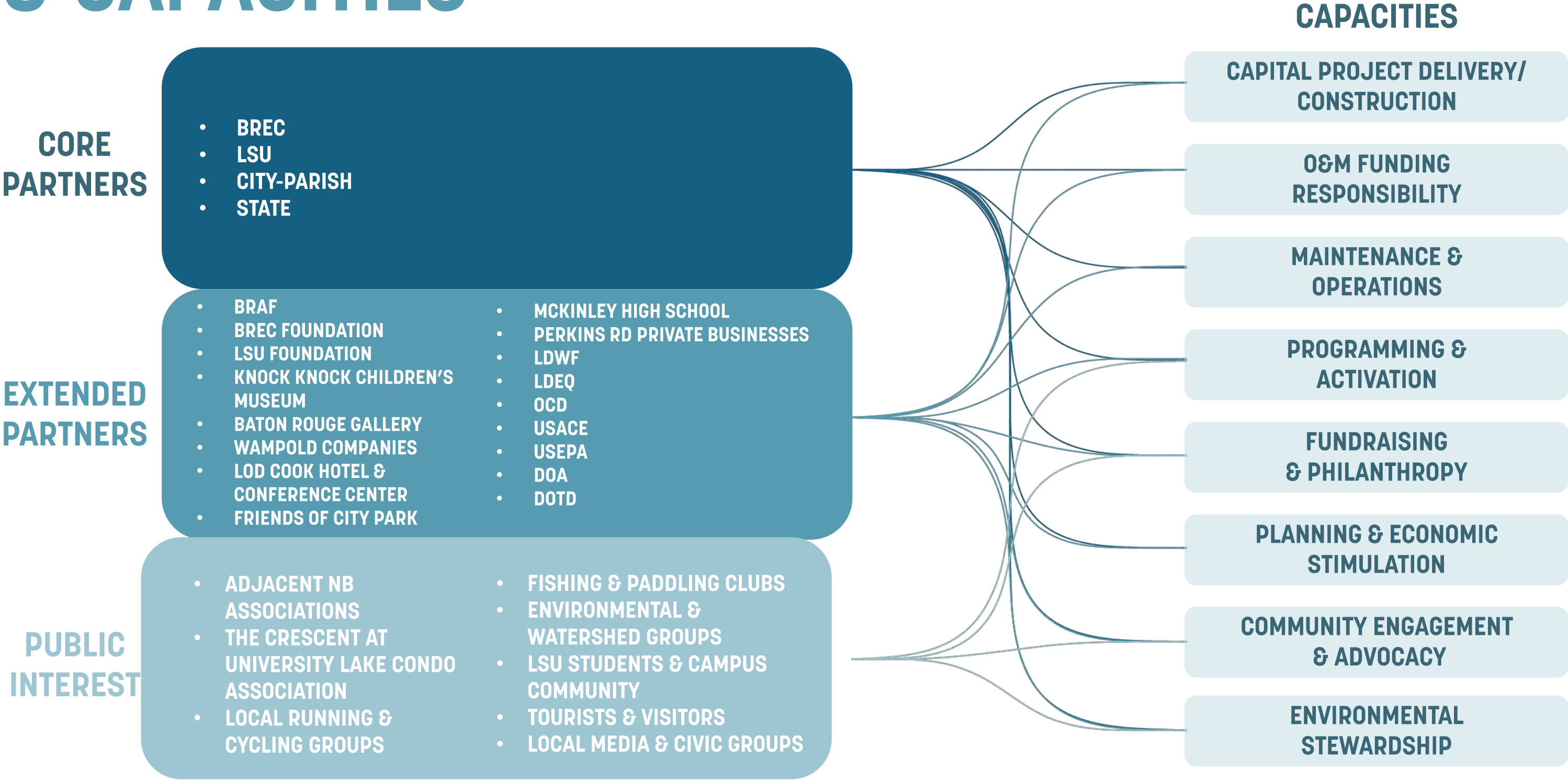
1. Ensure public accountability and transparency for investment and maintenance in this prized recreational asset
2. Provide for a more diversified and sustainable source of funding for both capital investment and ongoing operations
3. Create a system that can provide greater levels of daily activation and programming across the area
4. Establish an entity that can provide the greater level of daily maintenance, cleanliness, and security for the area
5. Establish an entity to lead and coordinate community and stakeholder engagement, with oversight from the public partners.
6. Create a framework for a model that will be successful in the long run but that can also be rolled out in phases.

OWNERSHIP/ MAINTENANCE



The Players

RESPONSIBILITIES & CAPACITIES



Capital Projects

CURRENT OPERATION & MAINTENANCE

Total annual maintenance + operation cost
for the entire site = **\$1,067,687**
(Approximately 1M)



Current Maintenance Level:

- Most areas within the project boundary besides City Park currently receive basic maintenance only, including spraying, mowing, weeding, tree trimming, and debris removal etc.
- City Park receives a higher level of care compared to the surrounding areas.
- LDWF manages aquatic vegetation in all of University Lake and Lake Crest

Conflicts and gaps:

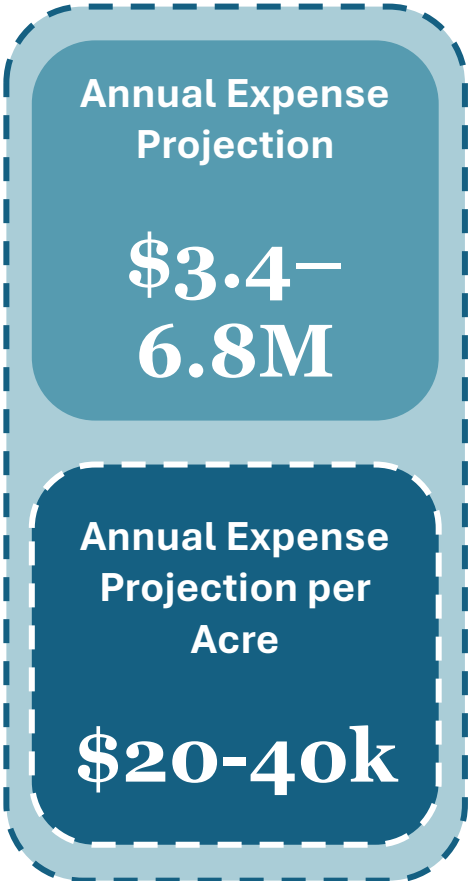
- East Lakeshore and South Lakeshore shorelines are currently maintained informally by nearby residents.
- City Park Lake aquatic vegetation is not actively maintained.
- The new shoreline fill areas maintenance will be determined.
- Stormwater runoff areas across the lakes are not actively maintained or managed.
- The bird sanctuary and the strip south of May Street are not actively maintained, with only occasional care occurring.

Capital Projects

OPERATION & MAINTENANCE CASE STUDY

*The reported budgets are the entire operating budget/expenses for each organization, which includes facilities management, staffing/overhead, administration, programming, and O&M.
*Peer comparisons are for context only and are not normalized; organizational scope, services, and included expenses vary across examples.

University Lakes + City-Brooks Park



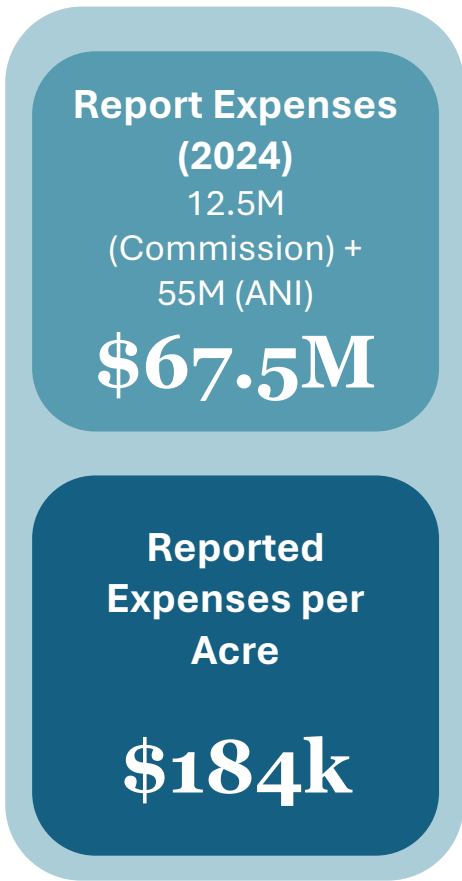
Approximately 168 acres for the Lakeshore area

NOLA City Park



Approximately 1,300 acres

NOLA Audubon Nature Institute



Includes a family of ten museums, a zoo and parks:
Audubon Park: ~350 acres
Goldring Woldenberg Riverfront Park: ~16 acres (total ~366 acres)

Moncus Park, Lafayette



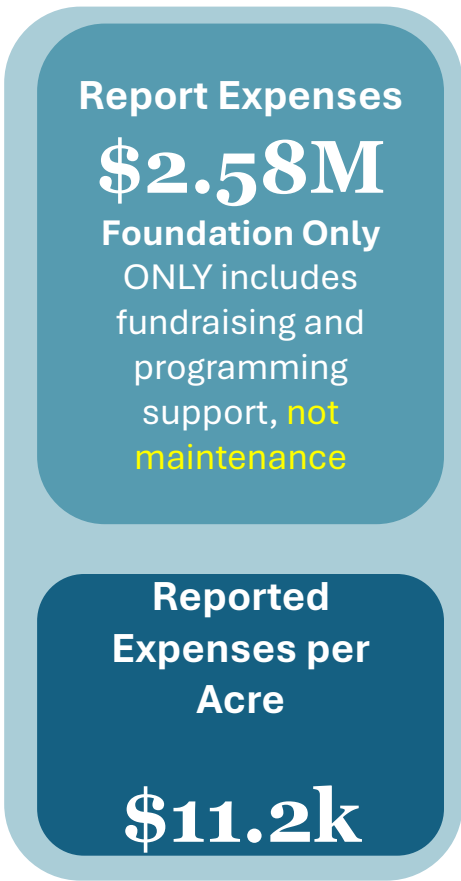
Approximately 100 acres

Buffalo Bayou, Houston



Approximately 184 acres of park, and several miles of waterway

Washington Park Arboretum, Seattle



Approximately 230 acres, City and University are the entity taking care of maintenance work which is NOT included in this expense

The Players

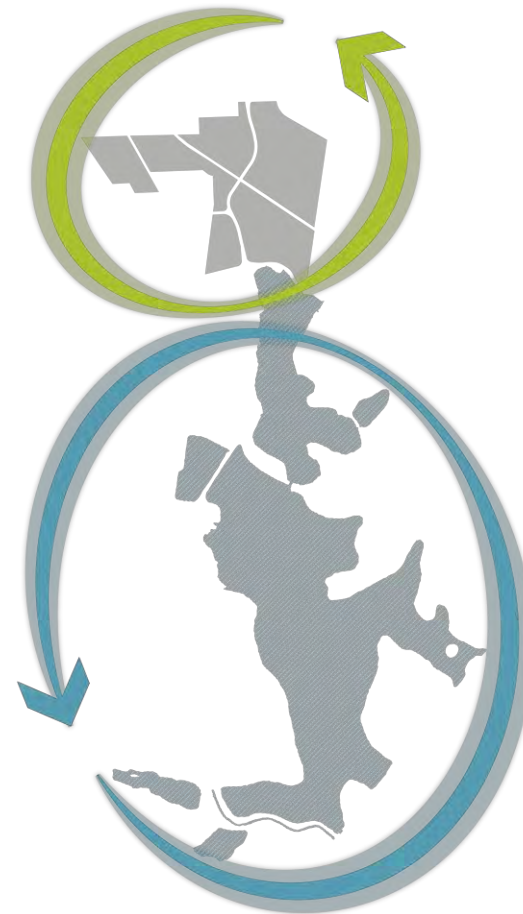
GOVERNANCE POSSIBILITIES

Options 1 and 2 divide responsibility across multiple owners, which duplicates cost and leaves accountability unclear; Option 3 consolidates day-to-day management under one entity for a consistent standard and a single budget, while the public partners retain ownership and approval rights through the CEA.



1

Many different entities continue to manage/maintain their property, but a (CEA) Cooperative Endeavor Agreement introduced. The different entities will agree on certain standards and pay into the CEA.



2

Two entities, one that manages/maintains University Lakes and then BREC continues to manage City-Brooks Park



3

One entity that manages/maintains all of the property around University lakes

THE REPORT



Recommended Governance, Operations, and Management Plan for University Lakes and City-Brooks Park

Prepared by Sasaki, Trust or Public Land, and Westwood Professional Services for the BREC Commission

Final: September 4, 2026

Appendix 1 – Governance Organization Chart

Appendix 2 – Land Control Diagrams

Appendix 3 – Organizational Chart Over Time

Appendix 4 – Maintenance Diagrams and Schedule

Appendix 5 – Programming Diagram and Schedule

Appendix 6 – Potential Sources and Uses Workbook

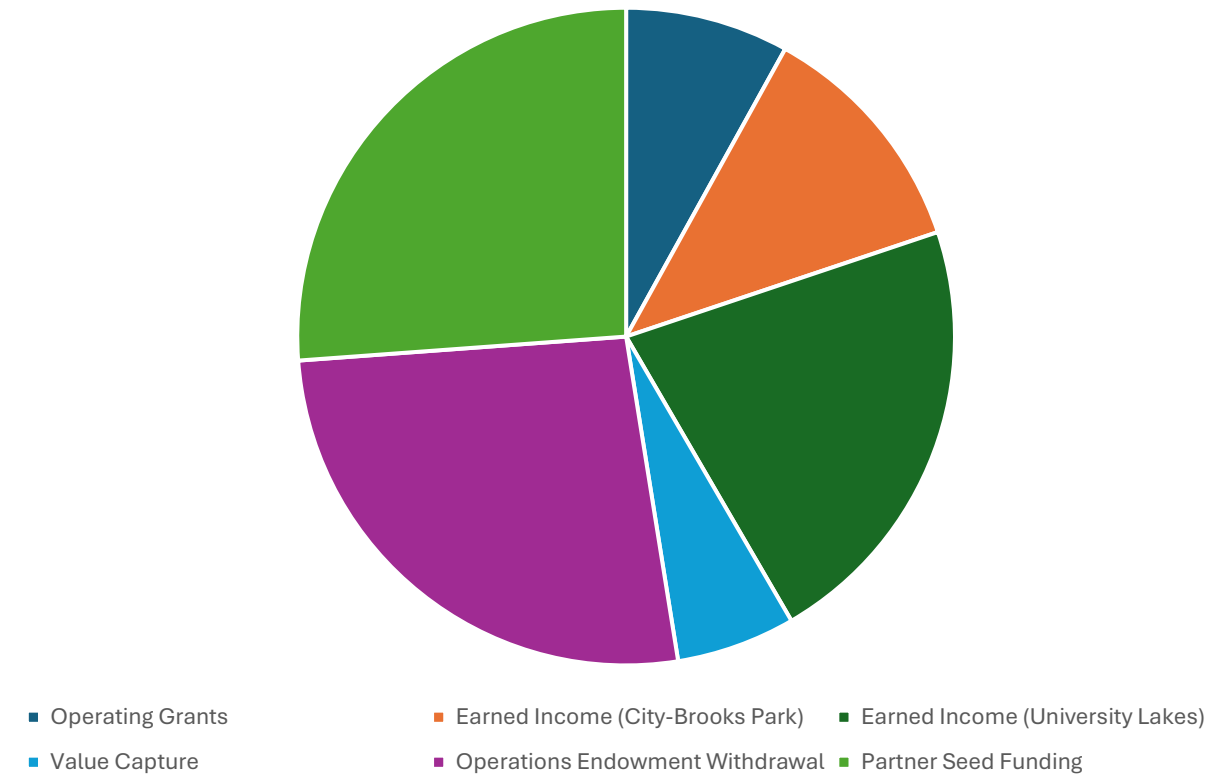
Appendix 7 – Phasing Schedule and Maps

Appendix 8 – Presentations, Case Studies and Other Supporting Documents

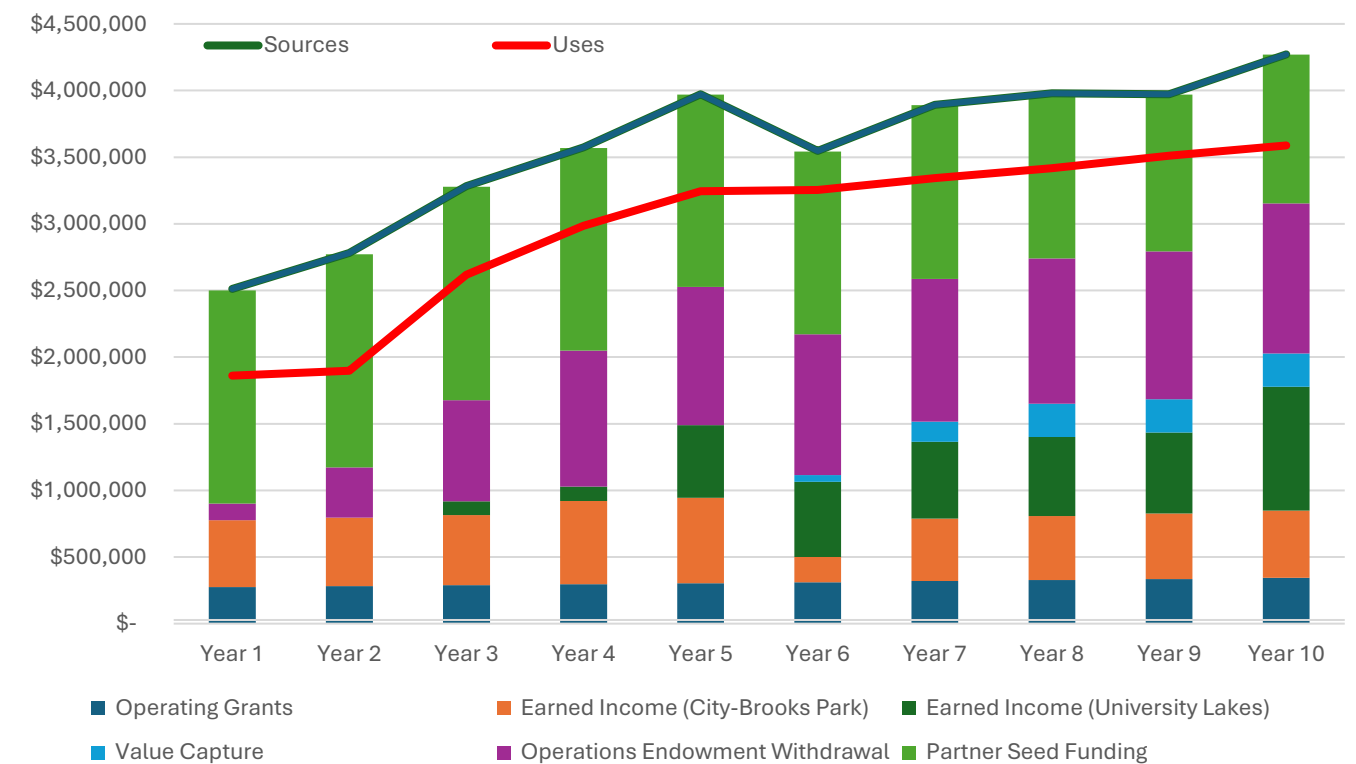
OPERATIONS PROJECTIONS

1. This is a model for use, after this planning process is over.
2. For operating budgets, we have calculated costs over time based on real FTE and other assumed costs
3. For sources we have projected based on comparable projects
4. The goal of this model is to demonstrate reduced reliance on public taxes over time due to more diverse sources

OPERATING BUDGET: Sources Over 10 Years



OPERATING BUDGET: Sources By Type Over Time



WHAT IS RECOMMENDED

These are recommendations for consideration, not commitments by BREC, LSU, or City-Parish. Approvals required, board appointment/removal, budget approval, audit/reporting rights, step-in rights, deficit responsibility, and how 'pro-rata share' is calculated would be defined in the CEA and bylaws.

1. Pursue one unified conservancy to manage the full Lakes System and City-Brooks Park. BREC, LSU, and the City would maintain ownership.
2. Pursue a diversified sources-and-uses model for capital and operations that includes earned revenue, philanthropy, public sources, and value capture.
3. LSU, the City-Parish, and BREC pay an existing pro-rata share of expenses.
4. Start small but upon maturity, this organization would take over day-to-day maintenance and operations, all capital planning and construction, programming, fundraising, and financial management.
5. The public oversight would come from the board and bylaws.

Wampold Park Concept Design

PROJECT OVERVIEW

- Following 2023 University Lakes Concept Design and engagement results
- Transition the shoreline created by the dredge placement into an active waterfront park: a recreation beach, flex lawns, an adventure playground, kayak and boat launch facilities, and a mile of new pathways
- Preserving the existing live oaks, cypress trees, and tranquil character of the park
- Program is arranged by sensitivity to grade change so the plan works with current dredging conditions
- Estimated at \$12–14 million
- Operations: Wampold Park remains LSU-owned, with the Conservancy as the recommended long-term operator. Kayak rental and food and beverage service could be run by third-party operators under Conservancy oversight, generating on-site earned revenue. Initial capital funding is anticipated from a mix of philanthropy, partner funds, and grants.

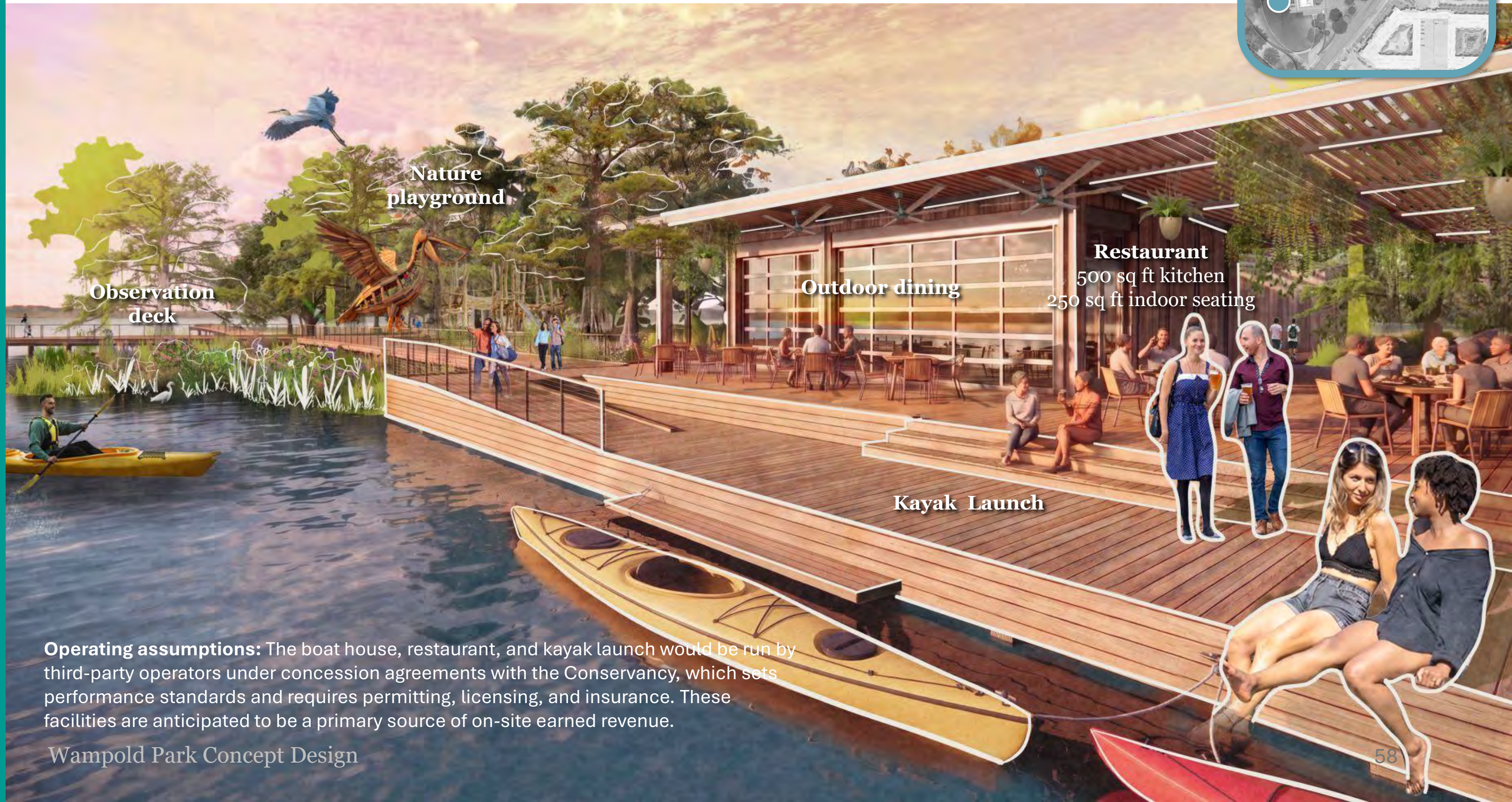


Legend

1. Beach
2. Lawn Space
3. Entry plaza
4. Bathrooms and showers
5. Restaurant
6. Kayak rental facility
7. Kayak launch
8. Boat launch
9. Boardwalk
10. Playground
11. Bioswale
12. Shade structure
13. Wetland planting
14. Expanded Parking

Wampold Park Concept Design

BOAT HOUSE & PLAYGROUND



Observation
deck

Nature
playground

Outdoor dining

Restaurant
500 sq ft kitchen
250 sq ft indoor seating

Kayak Launch

Operating assumptions: The boat house, restaurant, and kayak launch would be run by third-party operators under concession agreements with the Conservancy, which sets performance standards and requires permitting, licensing, and insurance. These facilities are anticipated to be a primary source of on-site earned revenue.

Wampold Park Concept Design

LAWN & BEACH



Operating assumptions: The beach is for shoreline recreation and non-motorized water access, not swimming. The Conservancy maintains the beach, lawn, and wetland walk.

Wampold Park Concept Design

THANK YOU!

Public Meeting
City-Brooks Park & Lakes Vision Plan

Sept 17, 2026



SASAKI