



# City-Brooks Park & Lakes Vision Plan

February 4, 2026 | Steering Committee Workshop



SASAKI

# AGENDA

## 9:00am: Brainstorming with Steering Committee

1. Project Recap (9:00-9:10)
2. University Lakes Governance System (9:10-10:20)
  - Presentation
  - *Discussion on potential governance structures*
  - *Discussion on capital project prioritization*

■■■■■■■■■■ 10 min break ■■■■■■■■■■

3. Wampold Beach Concept Design (10:30-11:00)
  - Presentation
  - *Discussion on site opportunities and constraints*
4. City-Brooks Park Master Plan (11:00-11:55)
  - Presentation
  - *Discussion on project guiding principles*
5. New Business (11:55-12:00)

■■■■■■■■■■ 12noon: Working Lunch ■■■■■■■■■■

## 1:00pm: Brainstorming with Stakeholder Focus Groups

(50 mins each w/10 min break between)

- Economic Development (1pm)
- Maintenance, Environment, & Infrastructure (2pm)
- Arts & Culture (3pm)
- Adjacent Community Interests (4pm)
- Recreational Interests (5pm)

■■■■■■■■■■ 6:00pm: Adjourn ■■■■■■■■■■

# **Introductions**

The background features a large white circle on the left side. To its right, there are several overlapping, organic, wavy shapes in various shades of green, teal, and blue, creating a layered, abstract effect.

## Overview

# Advisory Committee Members

**Mike Polito**, Chair of BREC's Selection of Professionals Committee

**Carl Stages**, Appointee of the Chair of the BREC Commission

**Cricket Gordon**, Appointee of the Chair of the BREC Commission

**Rob Stuart**, LSU Foundation President & CEO

**Zach Corbin**, BREC Foundation Board of Directors President

**Christina Melton**, Knock Knock Children's Museum Executive Director

**Chris Meyer**, Baton Rouge Area Foundation (BRAAF) President and CEO

**Jason Andreasen**, President/CEO, Baton Rouge Gallery - center for contemporary art

**Mike Raby**, BREC Director of Golf

**Randy Albarez**, Appointee of the Mayor President

**Janet Simmons**, BREC Superintendent

# PLEASE FIND US!



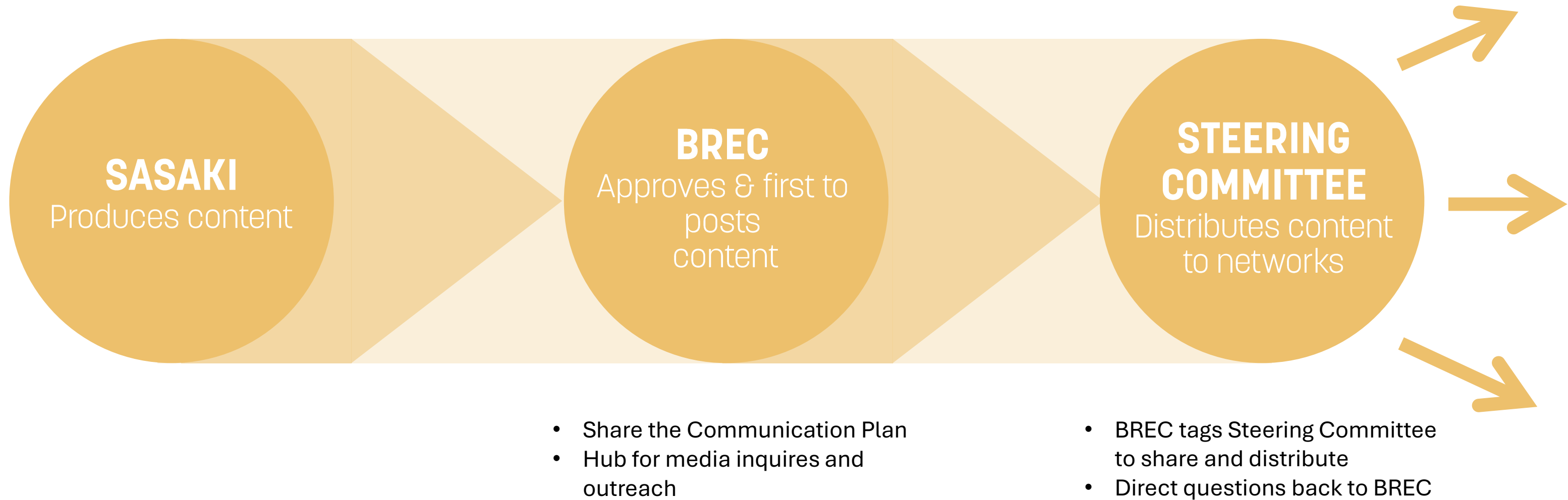
**Angela Harms**  
**Project Manager**  
**BREC**



**Lanmuzhi Yang**  
**Project Manager**  
**Sasaki**

## Overview

# Communications Protocols



**First post and public survey will be out tomorrow!**



# **PROJECT RECAP**

# Project Overview

# PROJECT STRUCTURE

01

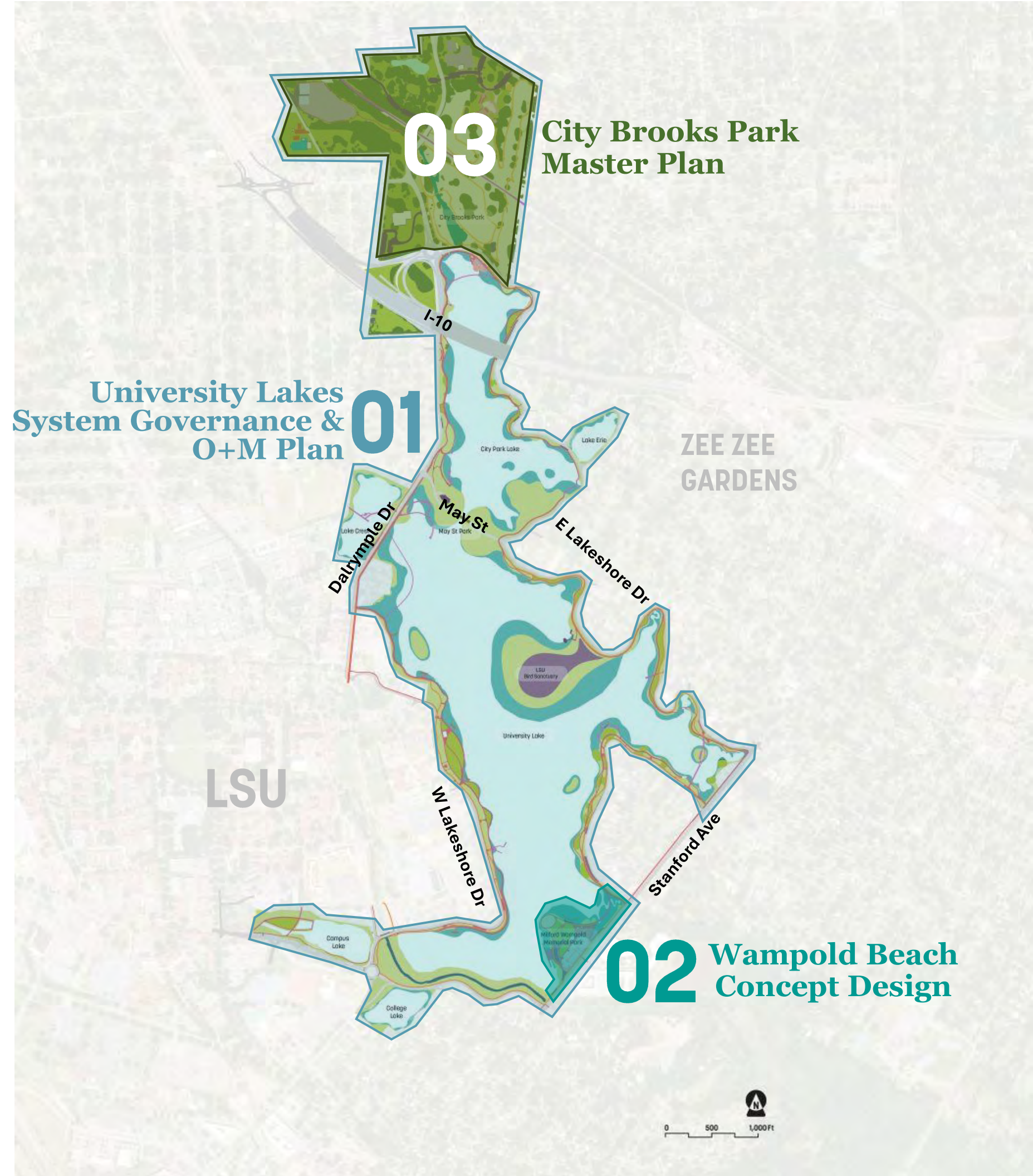
University Lakes System Governance & O+M Plan

02

Wampold Beach Concept Design

03

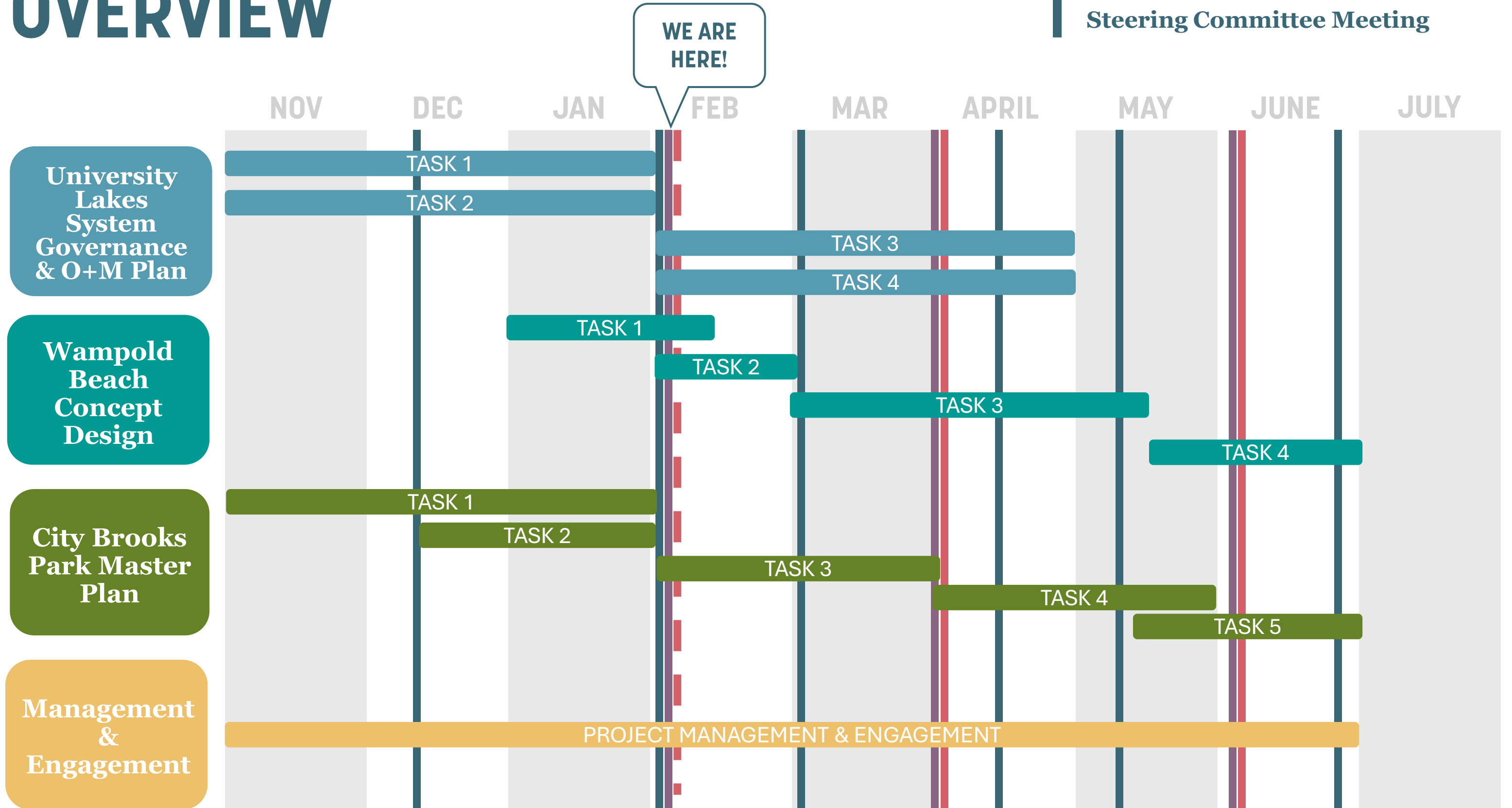
City Brooks Park Master Plan



# Project Overview

# ENGAGEMENT OVERVIEW

- Public Community Engagement Event
- Stakeholder Meeting
- Steering Committee Meeting



## Project Overview

# PUBLIC COMMUNITY ENGAGEMENT EVENTS

### EVENT 1 (SURVEY)

#### City-Brooks Park Master Plan

- Preliminary survey

Beginning of February

### EVENT 2

#### City-Brooks Park Master Plan

- Site analysis
- 3 concept alternatives

#### University Lakes System

- High level takeaways

#### Wampold Beach

- High level takeaways

End of March

### EVENT 3

#### City-Brooks Park Master Plan

- Celebrate master plan and do phase prioritization activity

#### University Lakes System

- High level takeaways

#### Wampold Beach

- High level takeaways

Beginning of June

## Project Overview

# STAKEHOLDER MEETINGS

### MEETING 1

#### City-Brooks Park

- Present opportunities/constraints
- Discuss high level design vision

#### University Lakes

- Present Phase 1
- Discuss potential governance structure

#### Wampold Beach

- Kick-Off

Beginning of February

### MEETING 2

#### City-Brooks Park

- Present 3 concept alternatives

#### University Lakes

- Present Phase 2
- Review governance structure

#### Wampold Beach

- Present 3 concept alternatives

End of March

### MEETING 3

#### City-Brooks Park

- Present preferred plan
- Discuss phasing

#### University Lakes

- Review the entire road map and discuss implementation

#### Wampold Beach

- Present preferred plan

Beginning of June

## Project Overview

# STEERING COMMITTEE MEETINGS

Meeting invitations to follow!

### MEETING 1

### MEETING 2

### MEETING 3

### MEETING 4

### MEETING 5

### MEETING 6

#### City-Brooks Park

- Kick-Off Phase I
- Present high level analysis

#### City-Brooks Park

- Present Phase I analysis
- Discuss guiding principles

#### City-Brooks Park

- Preview concept alternatives for public engagement meeting (Phase 2)

#### City-Brooks Park

- Preferred concept progress check in (Phase 2)

#### City-Brooks Park

- Preview preferred concept and phasing for public engagement meeting (Phase 3)

#### City-Brooks Park

- Preview final submission (Phase 3)

#### University Lakes

- Kick-Off Phase I

#### University Lakes

- Present Phase I
- Discuss potential governance structure

#### University Lakes

- Present Phase 2

#### University Lakes

- Phase 3 check in

#### University Lakes

- Present Phase 3

#### Wampold Beach

- Kick-Off
- Present high level analysis (Task 1)

#### Wampold Beach

- Concept alternatives check in (Task 2)

#### Wampold Beach

- Preferred concept check in (Task 3)

#### Wampold Beach

- Present preferred concept
- Kick off Task 4

#### Wampold Beach

- Present Task 4

December 18

February 4

Beginning of March

Mid April

Mid May

End of June



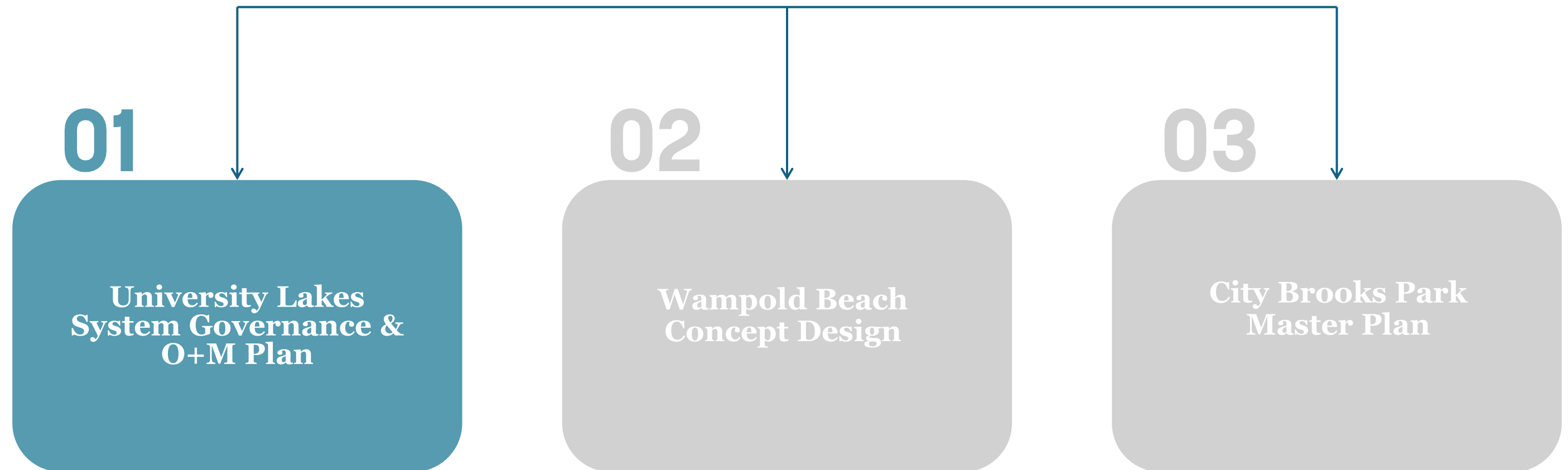
# **UNIVERSITY LAKES SYSTEM GOVERNANCE & O+M PLAN**


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**February 4, 2026 | Steering Committee Workshop**

# PROJECT OVERVIEW

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



An aerial photograph of a park featuring a large body of water, a bridge, and lush greenery. The image is overlaid with a semi-transparent blue filter and several thin, white, wavy lines that create a sense of movement and design. The text is centered in the upper half of the image.

**Establish a unified governance and operations framework that aligns funding, capital delivery, and long-term stewardship.**

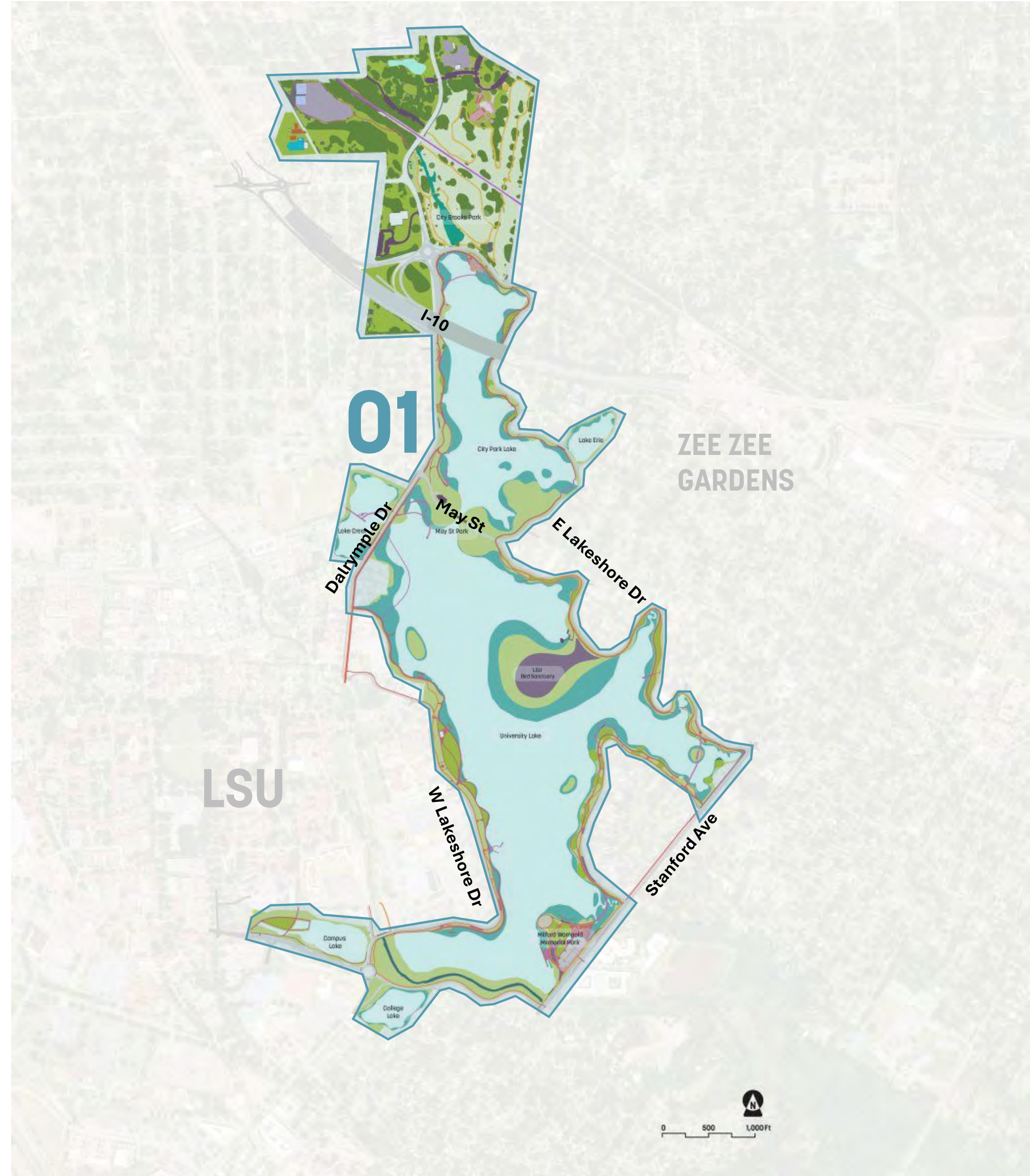
# UL Governance & O+M Plan

## PROJECT SCOPE

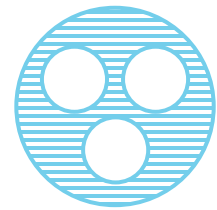
01

### University Lakes System Governance & O+M Plan

The University Lakes Governance Plan establishes a clear framework for long-term stewardship by assessing existing conditions, evaluating peer governance models, defining roles and responsibilities, projecting operations and maintenance needs, and delivering an actionable organizational and financial roadmap to guide implementation, funding, and phased delivery over time.



# BUSINESS PLAN FLOW CHART



## STEP 1:

### IDENTIFY THE GAP

#### THE PLAYERS

- Identify current players
- Determine player responsibilities
- Identify the gaps

#### CAPITAL PROJECTS

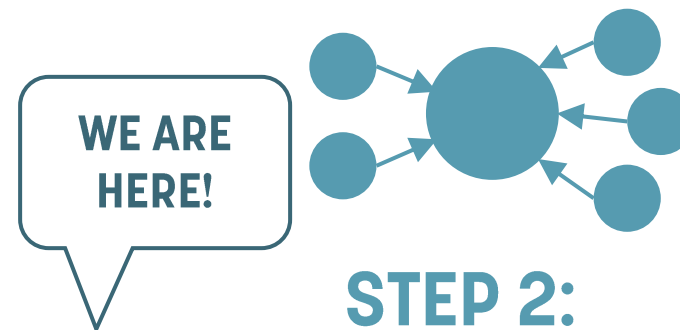
- Identify ongoing projects
- Identify upcoming projects

#### PROJECT O+M

- Develop existing and proposed operations and maintenance matrices

#### FUNDING STREAMS

- Determine existing funding streams
- Identify potential funding sources



## STEP 2:

### DEFINE THE STRUCTURE

#### THE PLAYERS

- Case studies
- Identify a suitable governance model

#### CAPITAL PROJECTS

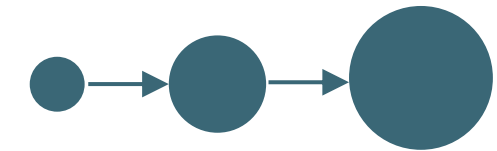
- Prioritize projects with Dashi
- Identify recommended projects

#### PROJECT O+M

- Strategize integrated O+M plan

#### FUNDING STREAMS

- Develop understanding of earned income potential



## STEP 3:

### TOWARDS FULL BUILDOUT

#### THE PLAYERS

- Build out governance structure organization, roles & responsibilities

#### CAPITAL PROJECTS


- Develop timeline of projects with Dashi

#### PROJECT O+M

- Full O+M Plan

#### FUNDING STREAMS

- Map out the potential funding sources to potential projects



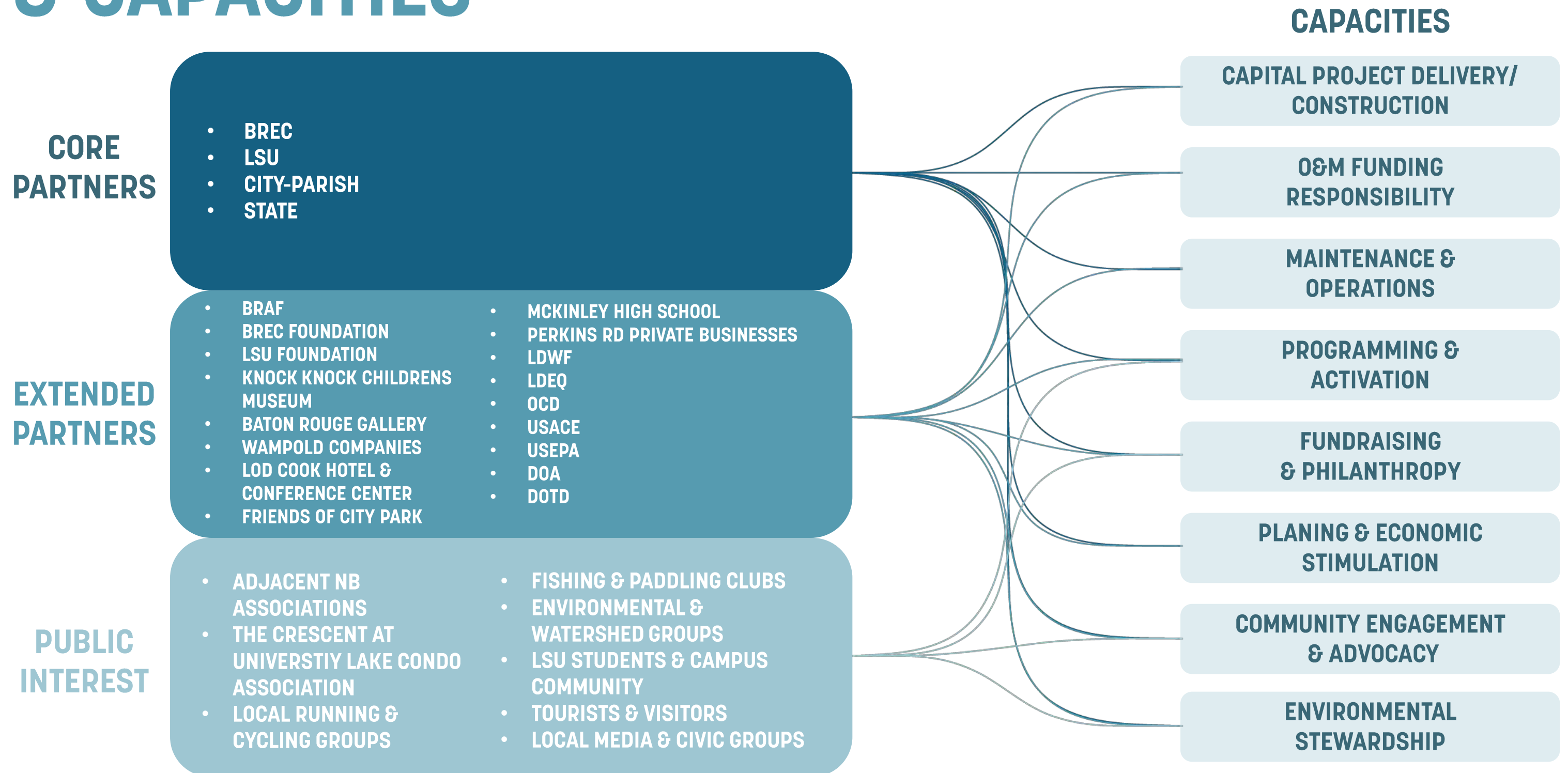
# 01

## The Players

Step 1 – Identify the Gap

# The Players

# RESPONSIBILITIES & CAPACITIES



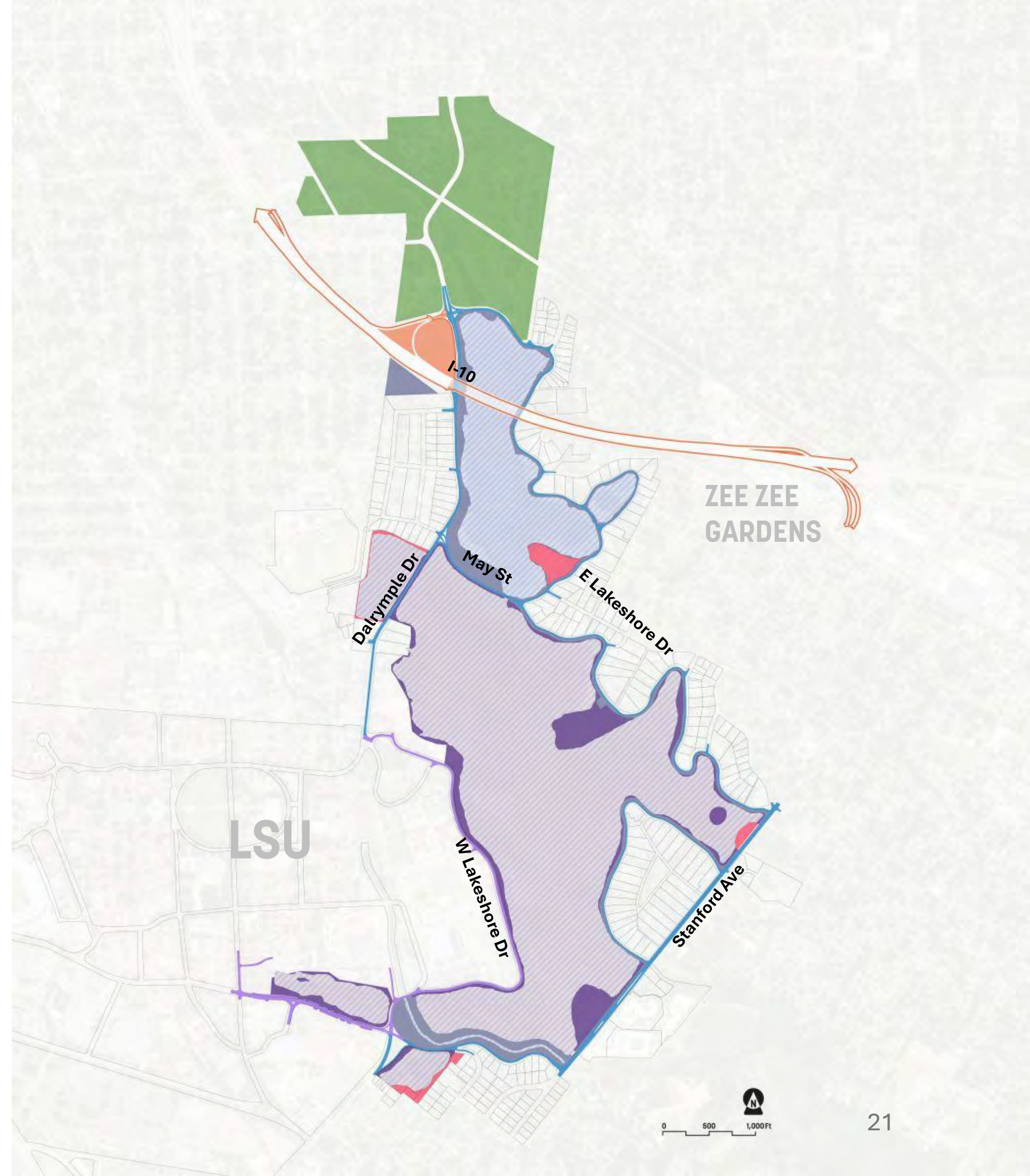
# The Players

# EXISTING OWNERSHIP



## Land Ownership

- BREC Owned Land
- City Owned Land
- DOTD Owned Land
- LSU Owned Land
- Resident Owned Land
- City Owned Waterbody
- LSU Owned Waterbody
- City Owned Roads
- LSU Owned Roads
- I-10









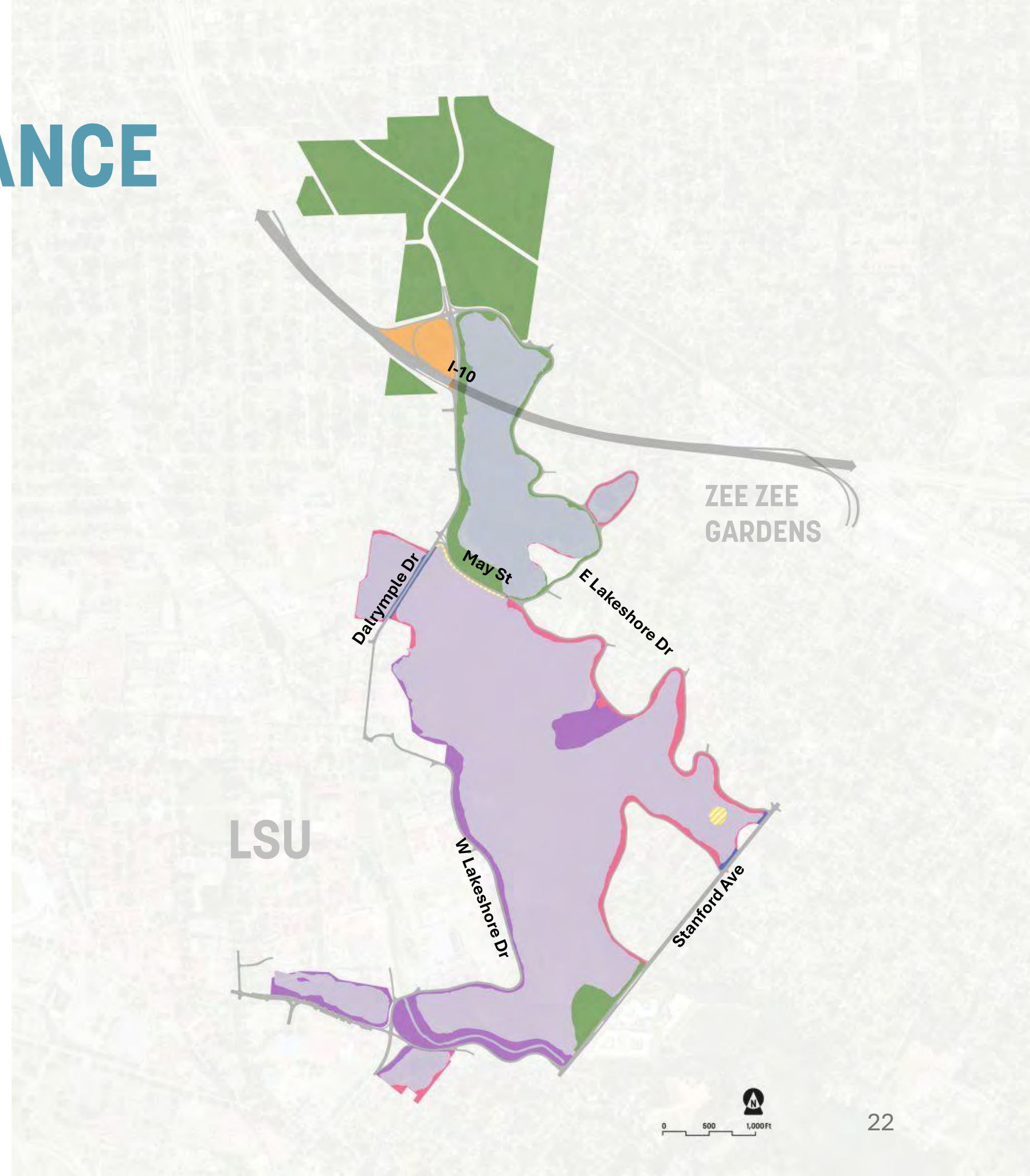
## The Players

# EXISTING MAINTENANCE RESPONSIBILITY



### Land Maintenance Responsibility

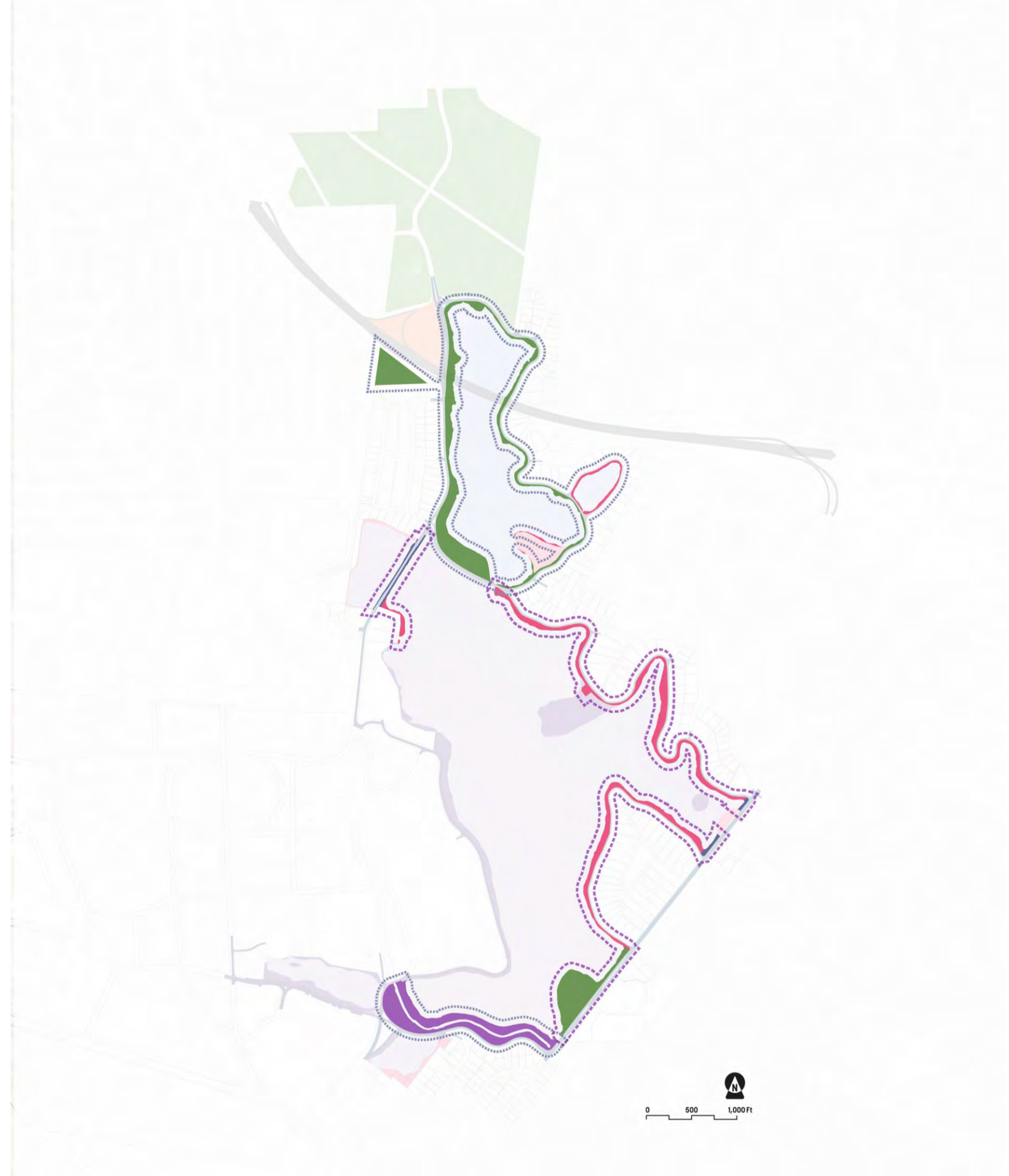
-  BREC Maintained
-  DOTD Maintained
-  LSU Maintained
-  Resident Maintained
-  City Maintained
-  Unmaintained Area



## The Players

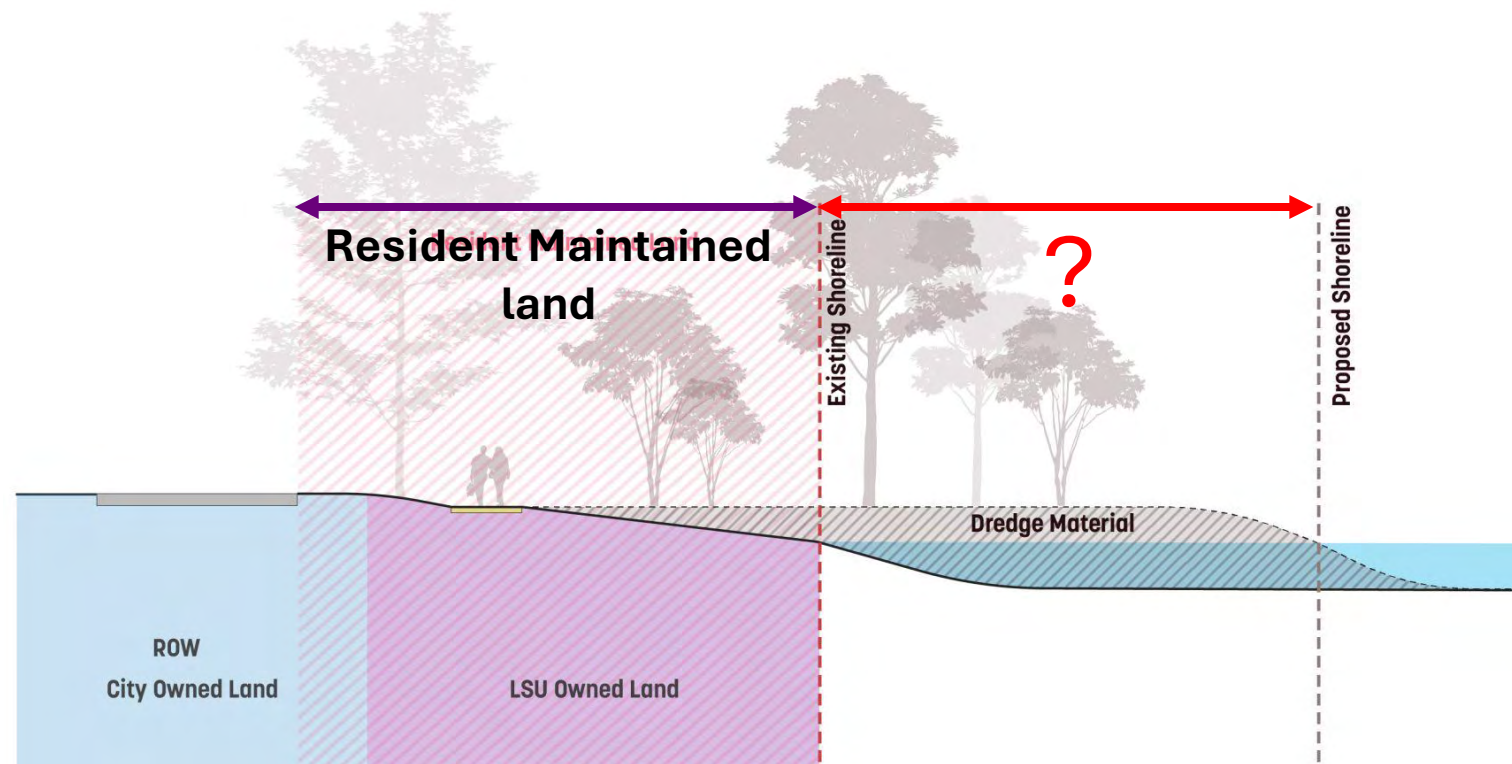
# OWNERSHIP & MAINTENANCE KEY TAKEAWAYS

- Current maintenance is divided among BREC, LSU, the City, and nearby residents, but responsibilities do not align with ownership.
- This will become more complex as current and future projects are completed.



## The Players

# OWNERSHIP & MAINTENANCE ENLARGEMENT



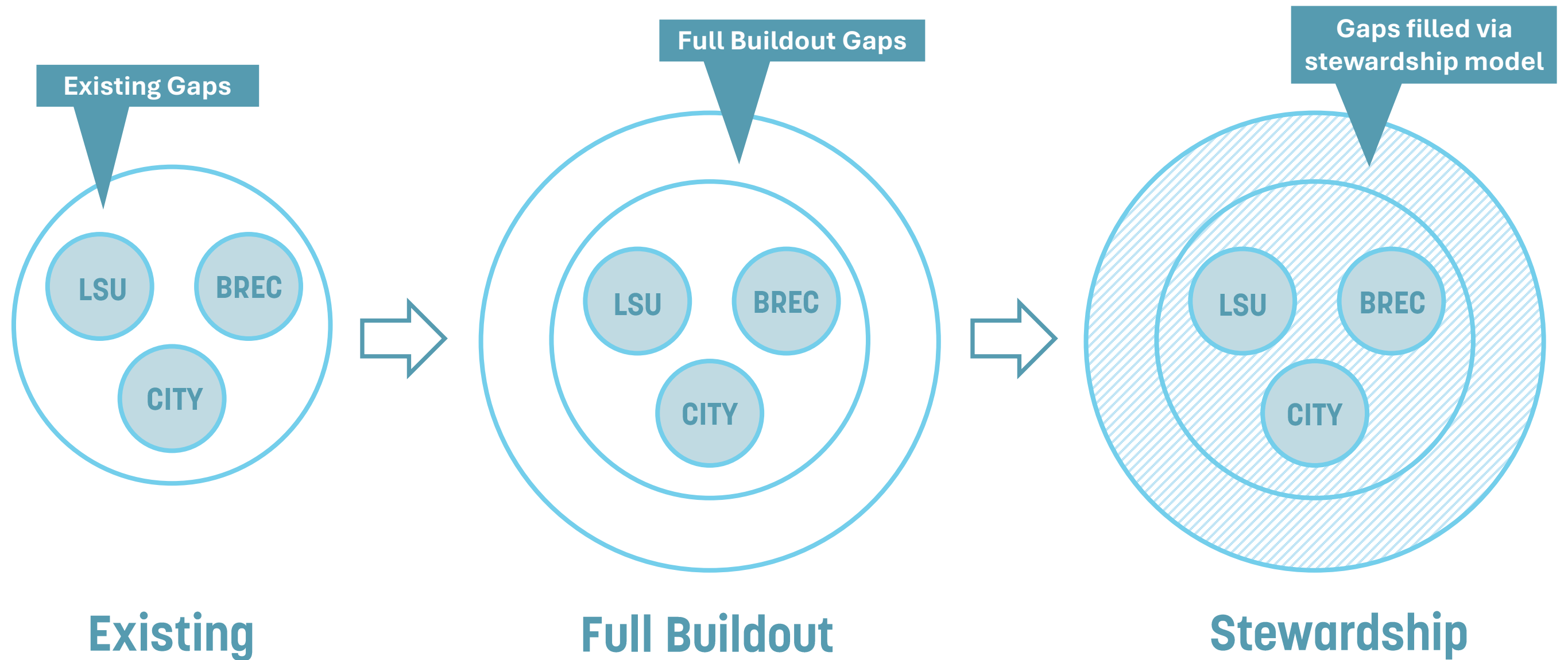
 Resident Maintained Land

Resident-maintained land extends across part of the ROW and into the LSU-owned lakeshore. Once dredged landscapes stabilize, maintenance responsibility for this area remains unclear.



## The Players

# BUILDING TOWARDS A STEWARDSHIP



## The Players

# CASE STUDY RECAP

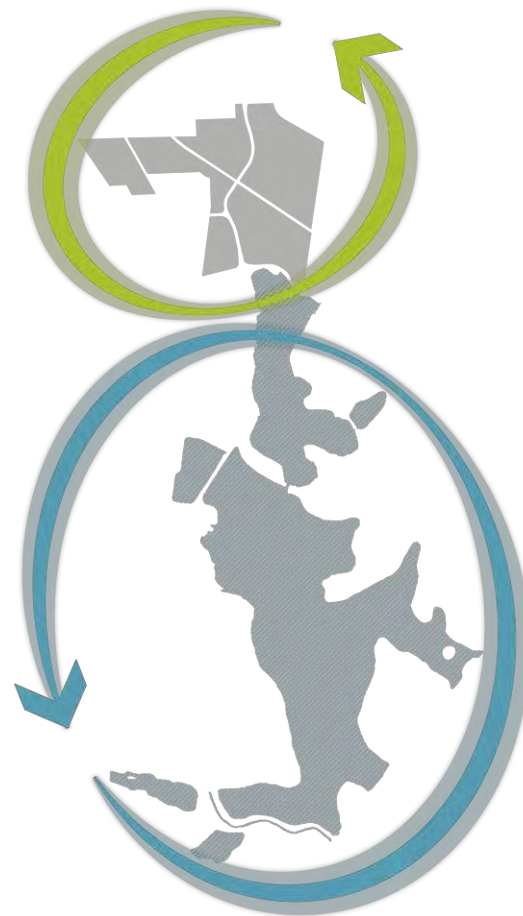
Case Study	Relevant Lessons & Opportunities	Challenges
<b>New Orleans City Park</b>	<ul style="list-style-type: none"> <li>Majority funded by dedicated millage (from state commission) and private philanthropy</li> <li>Cooperative Endeavor Agreement transfers sole management responsibility to Conservancy</li> <li>Many residents now familiar with “conservancy” model</li> </ul>	<ul style="list-style-type: none"> <li>Earned revenue derived from significant infrastructure / operating costs (amusement park, restaurants, etc.)</li> <li>State Commission adds level of oversight</li> <li>Decades of legal reorganization, capacity-building, and negotiation to arrive at current formation</li> </ul>
<b>Audubon Nature Institute</b>	<ul style="list-style-type: none"> <li>Dedicated fundraising arm (Foundation)</li> <li>Non-profit is primarily responsible for management</li> <li>State Commission able to generate significant funds via tax revenue, lease revenue, etc.</li> <li>Ability to manage multiple spaces with diverse uses and amenities</li> </ul>	<ul style="list-style-type: none"> <li>Earned revenue derived from significant infrastructure / operating costs (zoo, restaurants, etc.)</li> <li>Requires larger and more specialized staff to manage variety of spaces</li> <li>State Commission adds level of oversight</li> <li>Decades of legal reorganization, capacity-building, and negotiation to arrive at current formation</li> </ul>
<b>Moncus Park</b>	<ul style="list-style-type: none"> <li>Independent non-profit requires minimal public oversight for design, development, maintenance, and programming</li> <li>Deep community involvement prompts community ownership and belonging</li> </ul>	<ul style="list-style-type: none"> <li>Fully dependent on private fundraising</li> <li>Limited public influence/oversight</li> </ul>
<b>Buffalo Bayou Partnership</b>	<ul style="list-style-type: none"> <li>Non-profit manages majority of development and operations with coordination and input from public partners</li> <li>Each entity contributes significant funding</li> <li>Maintenance endowment funds ongoing care</li> </ul>	<ul style="list-style-type: none"> <li>Requires significant coordination and strong interdepartmental relationships</li> <li>Significant investment from private family foundation catalyzed project and continues to provide support</li> </ul>
<b>Washington Park Arboretum</b>	<ul style="list-style-type: none"> <li>Responsibilities are divided among partners according to existing activities and strengths</li> <li>Dedicated fundraising arm (Foundation)</li> </ul>	<ul style="list-style-type: none"> <li>Earned revenue possible due to gate fee</li> <li>Requires significant coordination and strong interdepartmental relationships</li> </ul>

## The Players

# GOVERNANCE POSSIBILITIES



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



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

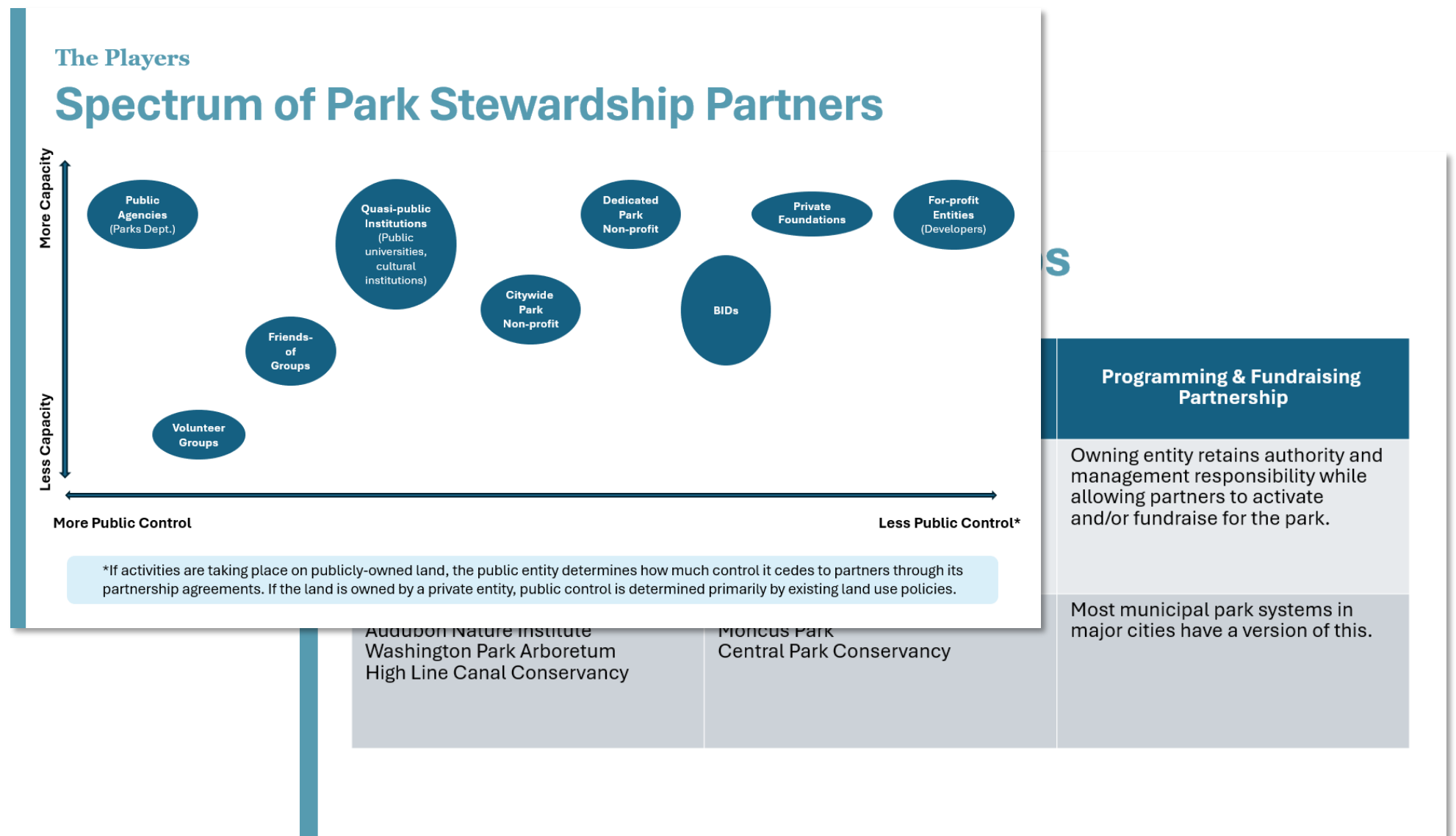


**3** One entity that manages/maintains all of the property around University lakes

# GOVERNANCE TOPICS TO FOCUS

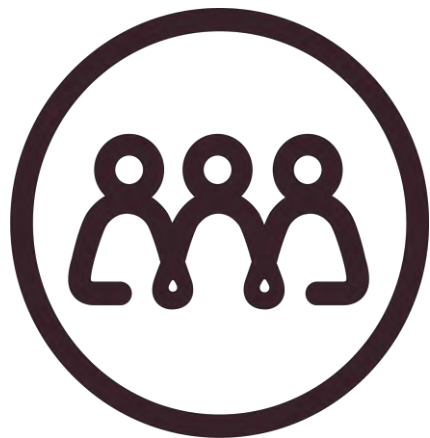
Today, our discussion will stay in a conceptual level and focus on the **GEOGRAPHIC BOUNDARIES** of jurisdiction.

We are **NOT** going to focus on what exactly this specific entity is, the division of roles and how exactly the responsibilities is divided. Those will be our next step.



# GOVERNANCE ENTITY RESPONSIBILITY

## COORDINATION & SHARED SERVICES



Align roles across  
BREC, LSU, City,  
and partners

## FUNDRAISING



Lead or support  
fundraising

## OPERATIONS & MAINTENANCE



Improve  
efficiency and  
consistency of  
O+M practices

## COMMUNITY ENGAGEMENT



Long-term  
Community  
Engagement

## ADVOCACY



Advocate for  
policy, funding,  
and regulatory  
support

## CAPITAL PROJECTS



City-Brooks Park  
Master Plan and  
University Lake  
Projects  
Implementation

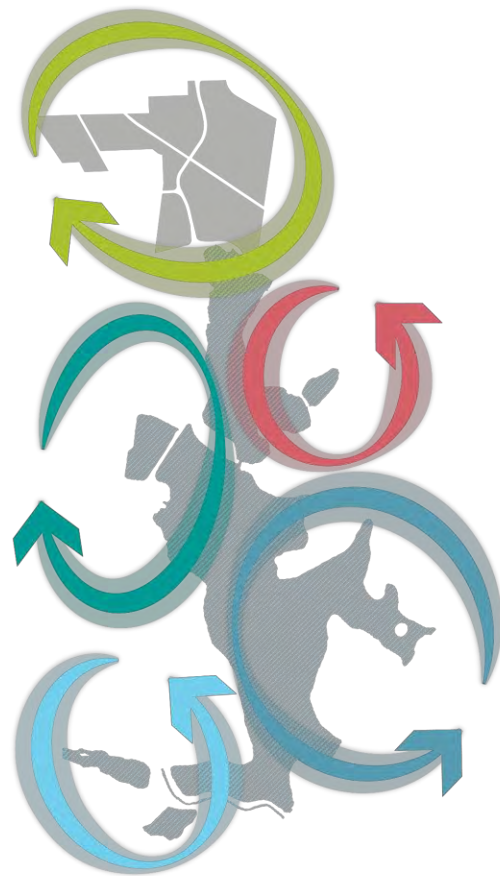
# EVALUATION LENSES



- 1 Jurisdiction**  
How decision-making power and land ownership is determined.
- 2 Revenue & Funding**  
How money is generated, controlled, and distributed.
- 3 Maintenance & Security**  
Who handles daily care and safety, and how consistent those standards are across the system.
- 4 Implementation**  
How achievable the governance structure is to put in place.
- 5 Philanthropy**  
How well the structure attracts, manages, and leverages private giving .
- 6 Design Consistency**  
How effectively the structure ensures a cohesive vision, quality, and character across the system.
- 7 Capital Projects**  
How well the structure supports coordinated planning, funding, and delivery of major improvements across owners.

## UL Governance & O+M Plan

# MULTIPLE ENTITIES



1

Many different entities continue to manage/maintain their property, but a CEA introduced. The different entities will agree on certain standard and pay into the CEA.

- 1. Jurisdiction**      (*ease of jurisdictional alignment*)  
Each owner maintains authority over its land, while a Cooperative Endeavor Agreement establishes shared rules, standards, and decision-making structures.
- 2. Revenue & Funding**      (*ease of revenue allocation*)  
Earned revenue remains with each entity, with agreed contributions to shared services set through the CEA, while capital investment stays decentralized but aligned through coordinated priorities and phasing across ownerships.
- 3. Maintenance & Security**      (*ease of maintenance & security*)  
Each owner maintains its own property while committing to shared performance benchmarks, schedules, ecological standards, and coordinated security protocols to ensure consistency across the system.
- 4. Implementation**      (*ease of implementation*)  
Preserves existing ownership and operations, requiring only a Cooperative Endeavor Agreement to formalize roles, coordination, and shared commitments among partners.
- 5. Philanthropy**      (*ease of philanthropy*)  
Fundraising occurs independently, with mechanisms to support joint campaigns or pooled initiatives where missions overlap.
- 6. Design Consistency**      (*ease of design consistency*)  
Relies on voluntary alignment through the CEA, enabling a shared vision and standards while allowing greater variation in how each owner interprets and applies the design intent.
- 7. Capital Projects**      (*ease of enacting capital projects*)  
Advances improvements owner by owner, with the CEA aligning priorities but leaving funding, timing, and delivery largely independent rather than system-wide.

# TWO ENTITIES



2

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

- 1. Jurisdiction**      *(ease of jurisdictional alignment)*

Governance is geographically split, with BREC retaining authority over City-Brooks Park and a new entity stewarding the University Lakes system.
- 2. Revenue & Funding**      *(ease of revenue allocation)*

Each district retains and reinvests its own earned revenue based on local priorities, while capital projects are planned and delivered independently, requiring added coordination to maintain continuity across boundaries.
- 3. Maintenance & Security**      *(ease of maintenance & security)*

Maintenance and security are managed separately by each entity, guided by a shared master plan but carried out through distinct crews, budgets, and standards, with coordination at key seams to maintain continuity across the broader landscape.
- 4. Implementation**      *(ease of implementation)*

Builds on existing institutions and authorities, requiring coordination frameworks rather than the creation of a new governing entity.
- 5. Philanthropy**      *(ease of philanthropy)*

Fundraising is divided between two brands and missions, allowing targeted appeals but potentially diluting the power of a unified regional story.
- 6. Design Consistency**      *(ease of design consistency)*

Relies on shared guidelines and ongoing coordination between districts, which can maintain continuity but may result in subtle variation as each entity interprets and applies the vision independently.
- 7. Capital Projects**      *(ease of enacting capital projects)*

Delivers improvements district by district, allowing tailored investments but limiting the ability to bundle, phase, and advance projects as a unified, system-wide effort.

# UL Governance & O+M Plan

## ONE SINGLE ENTITY



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

- 1. Jurisdiction**      *(ease of jurisdictional alignment)*

A single entity is empowered by BREC, the City, and LSU to oversee the entire University Lakes system as one continuous landscape, regardless of underlying ownership.
- 2. Revenue & Funding**      *(ease of revenue allocation)*

All revenue and landowner contributions flow through a single entity and are reinvested based on shared priorities, simplifying fundraising and project delivery, though funding may still require drawing from multiple sources.
- 3. Maintenance & Security**      *(ease of maintenance & security)*

The entity sets a single maintenance standard and safety framework, ensuring consistent quality, coordinated operations, and a seamless, predictable experience across all parks and lakes.
- 4. Implementation**      *(ease of implementation)*

Requires creating a new entity and formal public–private agreements, but once in place it provides a clear, durable structure for long-term coordination and investment.
- 5. Philanthropy**      *(ease of philanthropy)*

While some donors may hesitate to give to a new entity instead of LSU or BREC, a single, legible vision ultimately strengthens fundraising and enables major gifts with system-wide impact.
- 6. Design Consistency**      *(ease of design consistency)*

Ensures that all parks and lakes are shaped by a shared vision, standards, and identity, so each project feels distinct yet clearly part of a cohesive, system-wide landscape.
- 7. Capital Projects**      *(ease of enacting capital projects)*

Enables coordinated planning, bundling, and phasing of investments so individual projects build toward a unified, system-wide transformation rather than isolated improvements.

# GOVERNANCE POSSIBILITIES



Jurisdiction



Revenue & Funding



Maintenance & Security



Implementation



Philanthropy



Design Consistency



Capital Projects





**DISCUSSION**

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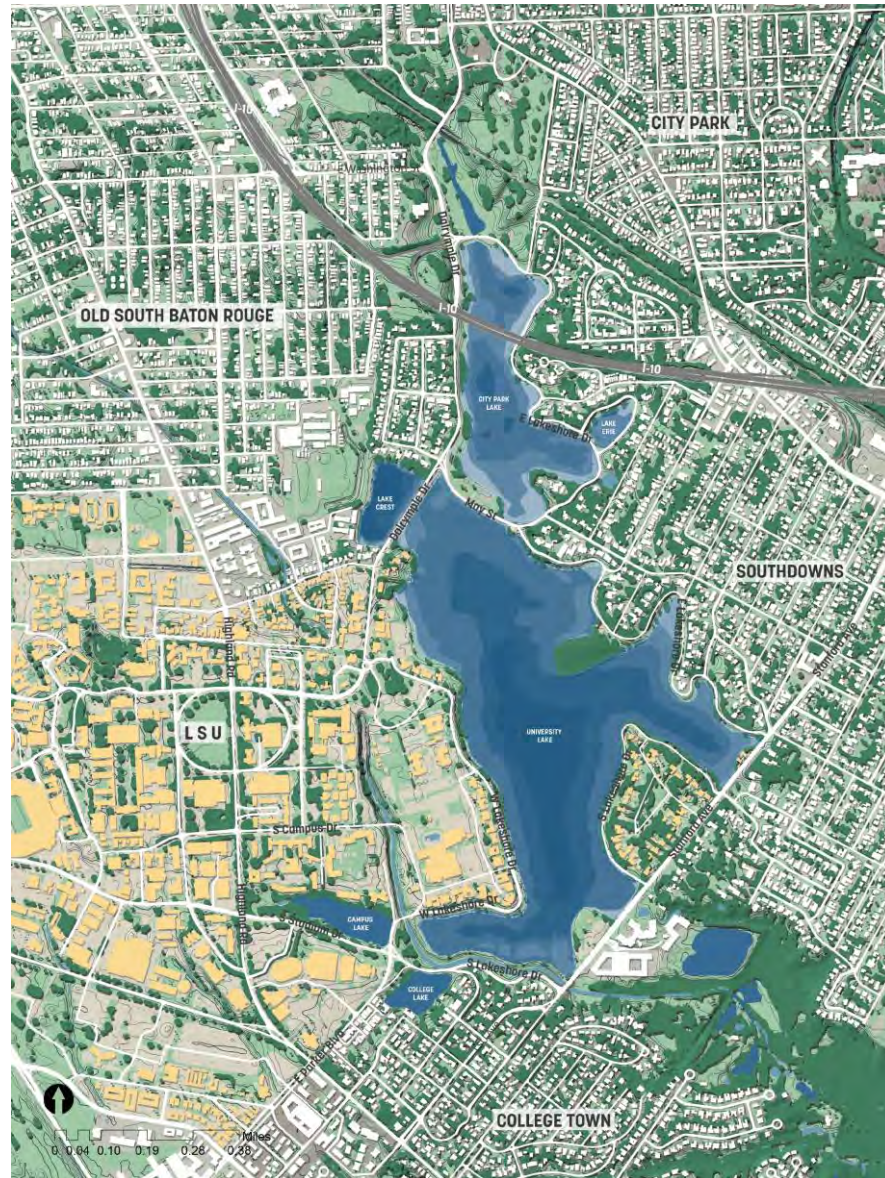


**02**

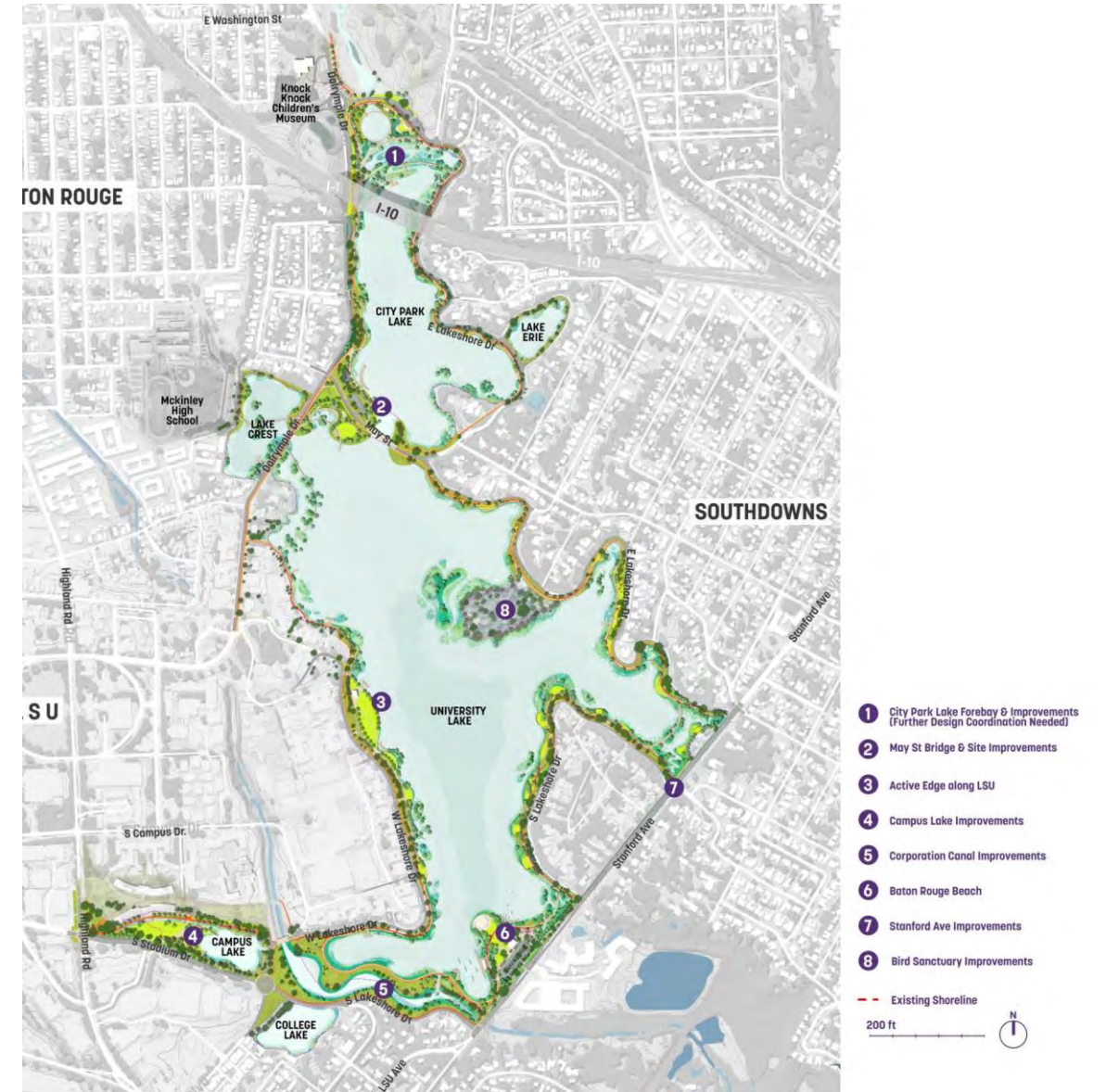
**Operations  
+ Maintenance**

# Operations + Maintenance

# EXISTING VS. FUTURE PROJECTS



Ongoing and potential projects



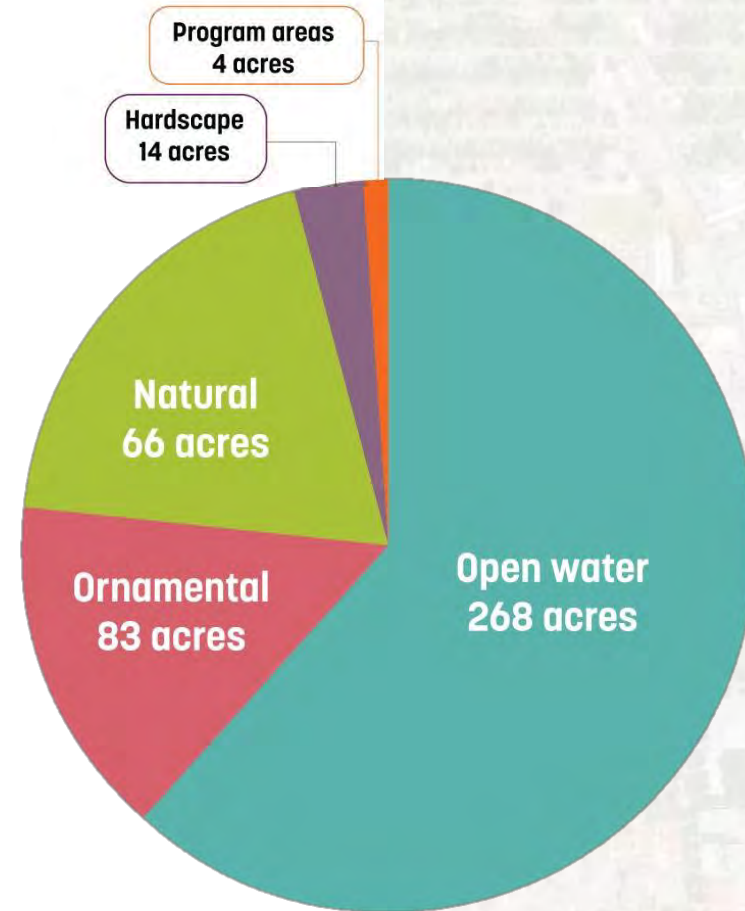
Pre-construction condition as a baseline for current maintenance practice

Full build out per 2022 University Lakes Project Concept Design

# Operations + Maintenance

# PRECONSTRUCTION LAND USE

Set up a baseline for maintenance.



LSU

ZEE ZEE GARDENS



# Operations + Maintenance

# FULL BUILTOUT

# LAND USE

The full buildout is a reference vision; the landscape will evolve as projects are prioritized and implemented.

### Open water

- Lake
- Canal
- Wetland

### Natural landscape

- Upland planting
- Wetland planting
- Forested area
- Rain garden
- Meadow
- Reforested upland habitat

### Ornamental landscape

- Sports field
- Planting
- Golf course
- Lawn
- Beach

### Hardscape

- Riprap
- Sidewalk/paved
- Boardwalk
- Bike path
- Running path
- Parking lot
- Road
- Plaza
- Cart path
- Bridge
- Railroad

### Buildings

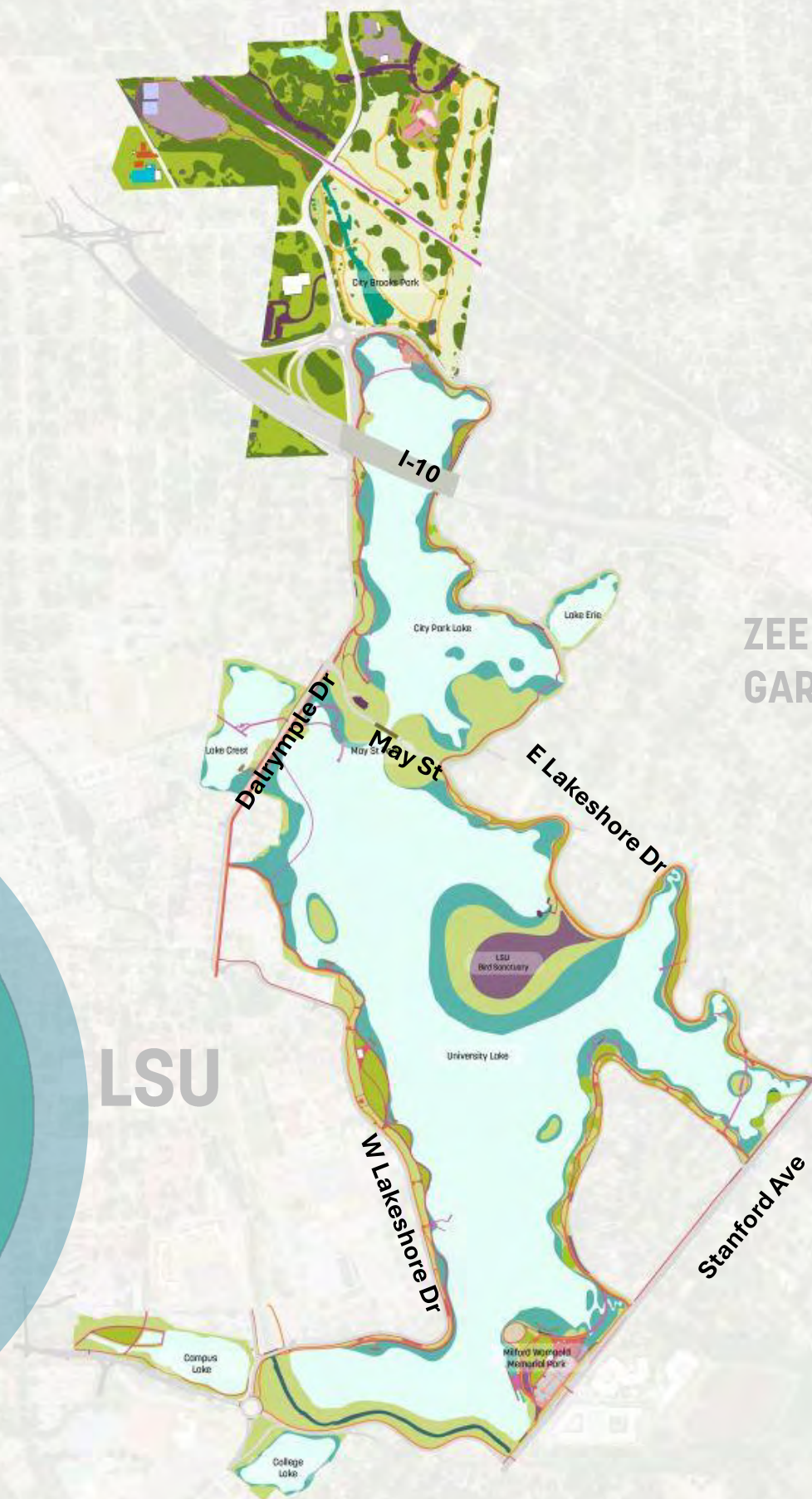
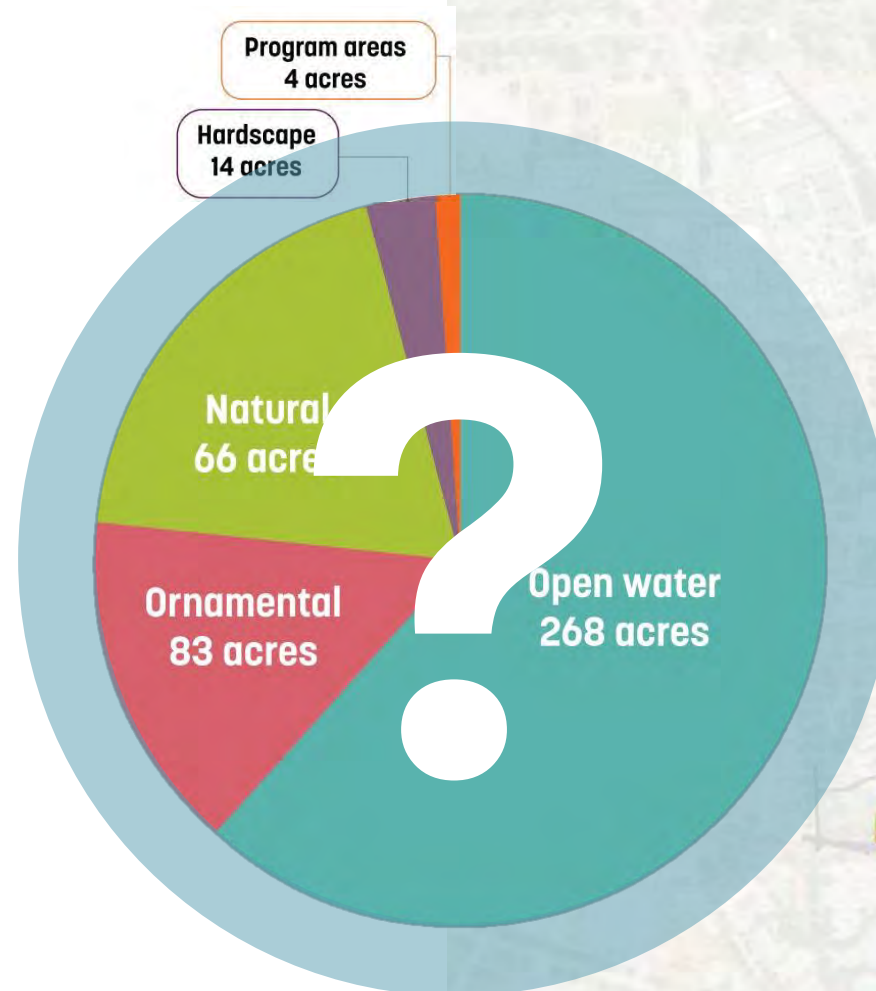
- Historic structure
- Structure
- Bathrooms
- Leased spaces:
- Signature building
- Shade pavillion

### Utilities

- Light poles
- Fence
- Culverts

### Program areas

- Boat launch
- Playground- conventional
- Playground- nature
- Sports courts
- Pool
- Dog park
- Maintenance yard



# Operations + Maintenance MAINTENANCE SURVEY

## University Lakes and City Park Landscape Maintenance Current Practice Survey

We are conducting this survey to establish a clear baseline of current landscape maintenance practices, costs, and responsibilities across LSU, BREC, and the City of Baton Rouge. Understanding what work is currently performed, how frequently it occurs, and what resources are required will help inform future maintenance planning for the University Lakes and City Park system.

Thank you for providing as much detail as possible.

We look forward to your input to help us establish a clear baseline of current landscape maintenance practices, costs, and responsibilities across LSU, BREC, and the City of Baton Rouge. Understanding what work is currently performed, how frequently it occurs, and what resources are required will help inform future maintenance planning for the University Lakes and City Park system. We'll share a summary of findings at the January stakeholder meeting. Please return completed surveys by **January 15**.

Survey responses are still being collected, and findings will be discussed once a complete and reliable information base is available.

- University Lake Lakeshore - West
- University Lake Lakeshore - South
- City Park Lake Lakeshore - East



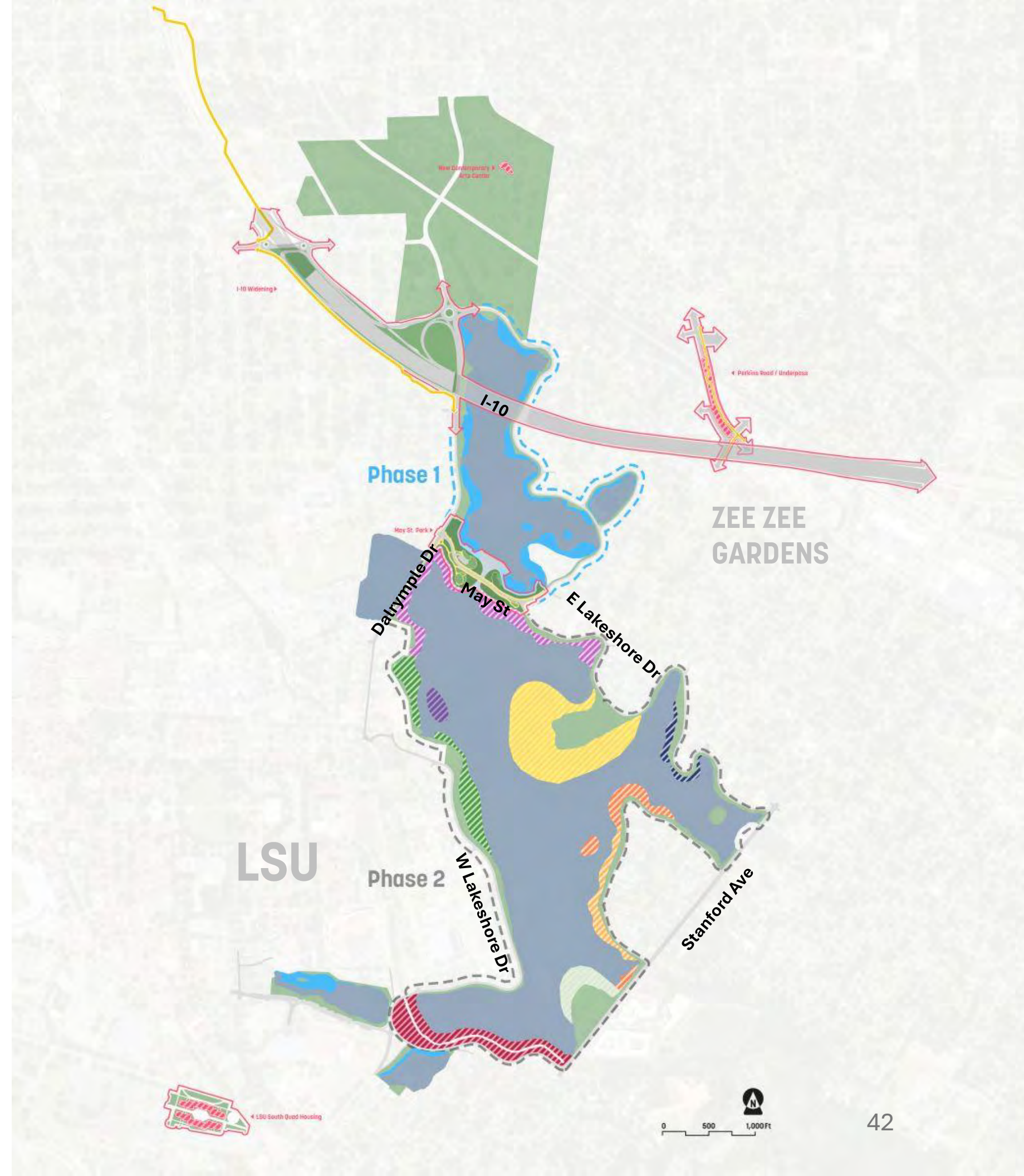
**03**

**Capital  
Projects**

# Capital Projects

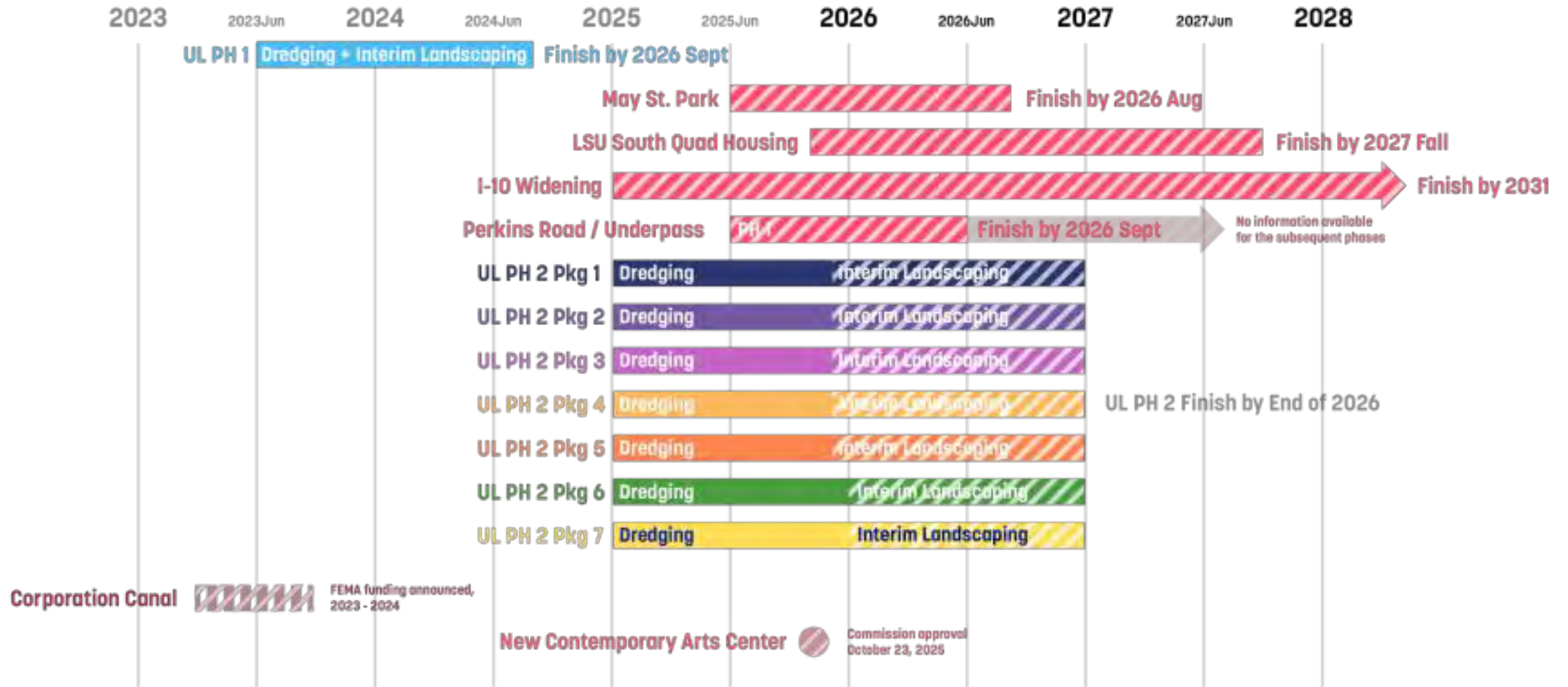
## ONGOING PROJECTS

- The University Lake Project (LSU Foundation)
- I-10 Widening Project (DOTD)
- City Park Contemporary Art Center & Club House (BREC)
- Cooperation Canal (FEMA grant)
- Pekins Road & Underpass (Envision Baton Rouge)



# Capital Projects

## ONGOING PROJECTS



## Capital Projects

# TOWARDS A FULL BUILDOUT

The current full buildout is based on the **University Lakes Schematic Design (30% Design) dated May 31, 2022**, the most recent comprehensive lake system plan.

Since that time, site conditions—particularly dredge settlement—have changed, and portions of the lake system, including May Street and interim landscapes, are under construction. Accordingly, this evaluation reflects those conditions and remains at a high level.

As City–Brooks Park does not yet have a master plan, this effort focuses on the lake system, with City–Brooks Park integrated once the master plan is completed.



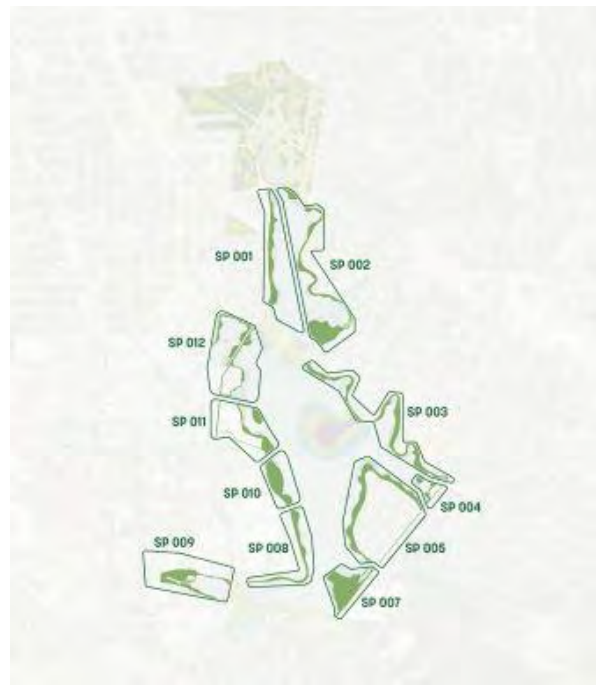
# Capital Projects

# TOWARDS A FULL BUILDOUT

To best align with funding sources that have specific objectives—such as safety improvements, habitat restoration, or community priorities—the project is not organized into broad phases. Instead, it is structured as multiple discrete project units that can be independently evaluated and strategically combined to meet different funding requirements.

## Site Preparation

Earthwork, utilities, electrical, tree protection and invasive control, dredge stabilization etc.



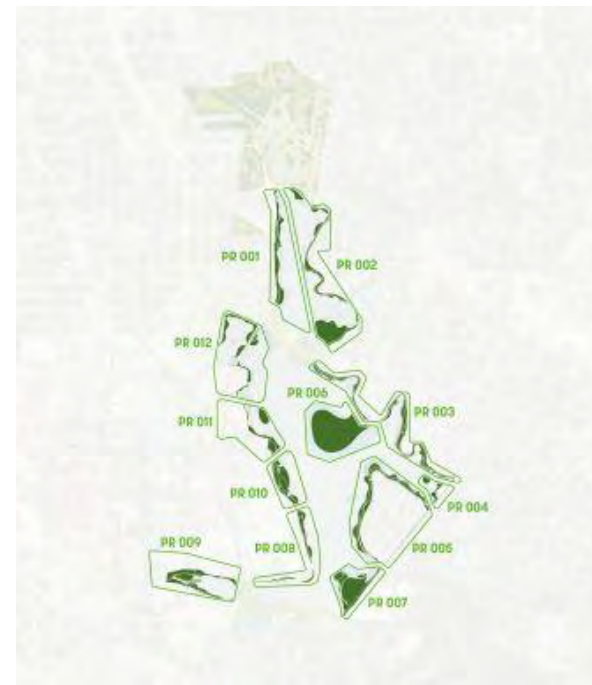
## Circulation Improvement

Walkways, bike paths, running path, pavement markings / crosswalks, associated site furniture



## Planting & Restoration

Trees, upland and wetland plantings, soils, etc. **exclude** Phase 1 and Phase 2 interim landscape



## Value-Added Projects

Non-essential enhancements that add ecological, community, or experiential value.



## Nodes

Discrete nodes that can function as standalone projects or be phased within larger efforts.



## Capital Projects

# TOWARDS A FULL BUILDOUT

## PROJECTS IN DETAIL

-  **Site Preparation**  
Earthwork, utilities, electrical, tree protection and invasive control, dredge stabilization etc.
-  **Circulation Improvements**  
Walkways, bike paths, running path, pavement markings / crosswalks, associated furniture
-  **Planting / restoration**  
Trees, upland and wetland plantings, soils, etc. **exclude** Phase 1 and Phase 2 interim landscape
-  **Value-added projects**  
Non-essential enhancements that add ecological, community, or experiential value.
-  **Nodes**  
Discrete nodes that can function as standalone projects or be phased within larger efforts.



## Capital Projects

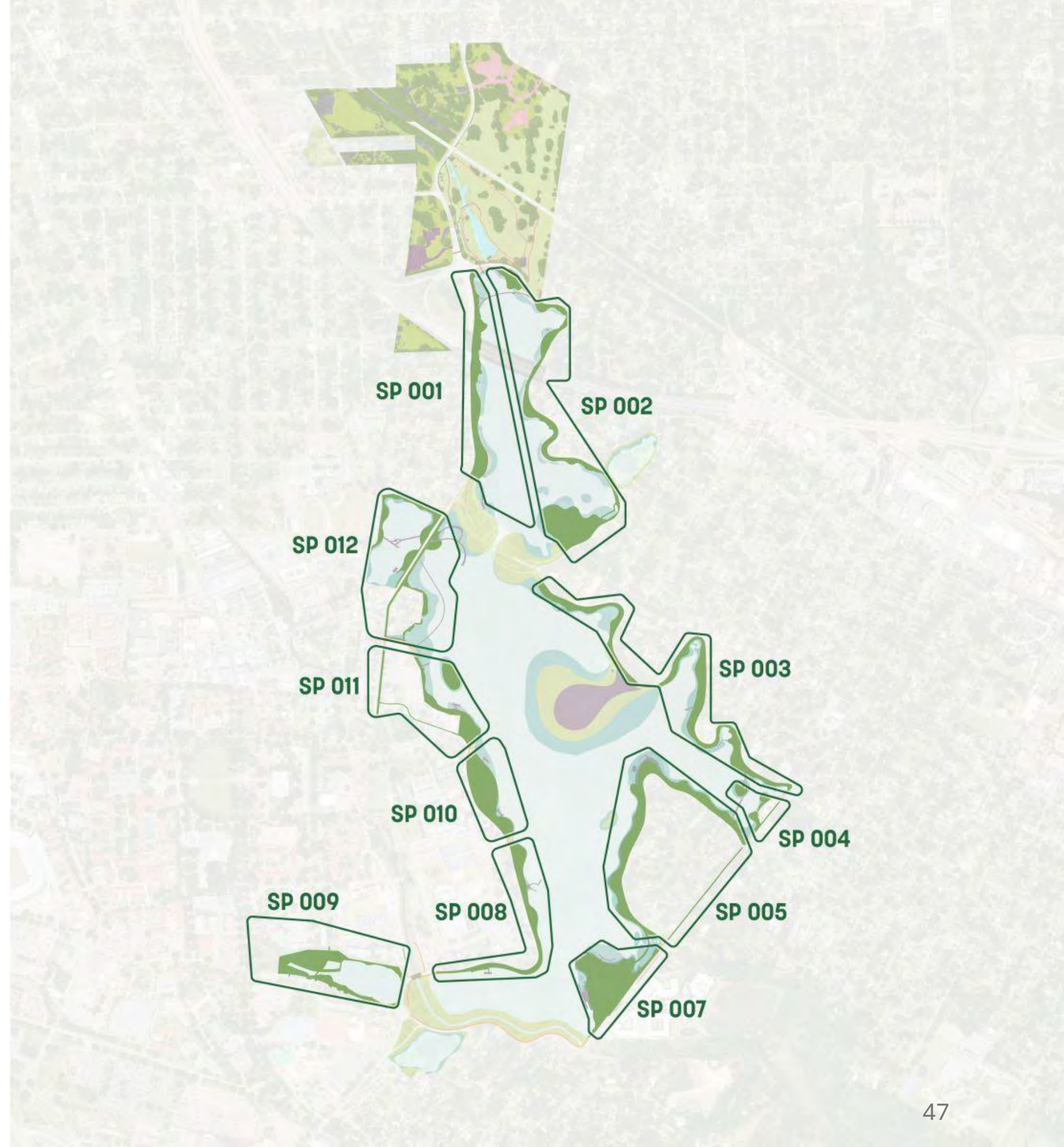
# TOWARDS A FULL BUILDOUT

## SITE PREPARATION

Code	Name	Est. Cost
SP-001	City Park Lake W Lakeshore	\$2.3M
SP-002	City Park Lake E Lakeshore	\$4.2M
SP-003	University Lake E Lakeshore	\$1.3M
SP-004	UL S Lakeshore along Stanford Ave	\$0.4M
SP-005	University Lake S Lakeshore	\$1.7M
SP-007	Wampold Park	\$1.4M
SP-008	UL W Lakeshore – South part	\$1.5M
SP-009	Campus Lake	\$3.1M
SP-010	LSU Node	\$1.3M
SP-011	UL W Lakeshore – North part	\$0.6M
SP-012	Lake Crest & Dalrymple Dr	\$3.3M
<b>Total</b>		<b>~21M</b>

\* All costs are in 2026 dollars.

\* Costs include materials, mobilization, and contingency; average cost is approximately \$5– 20per SF.



## Capital Projects

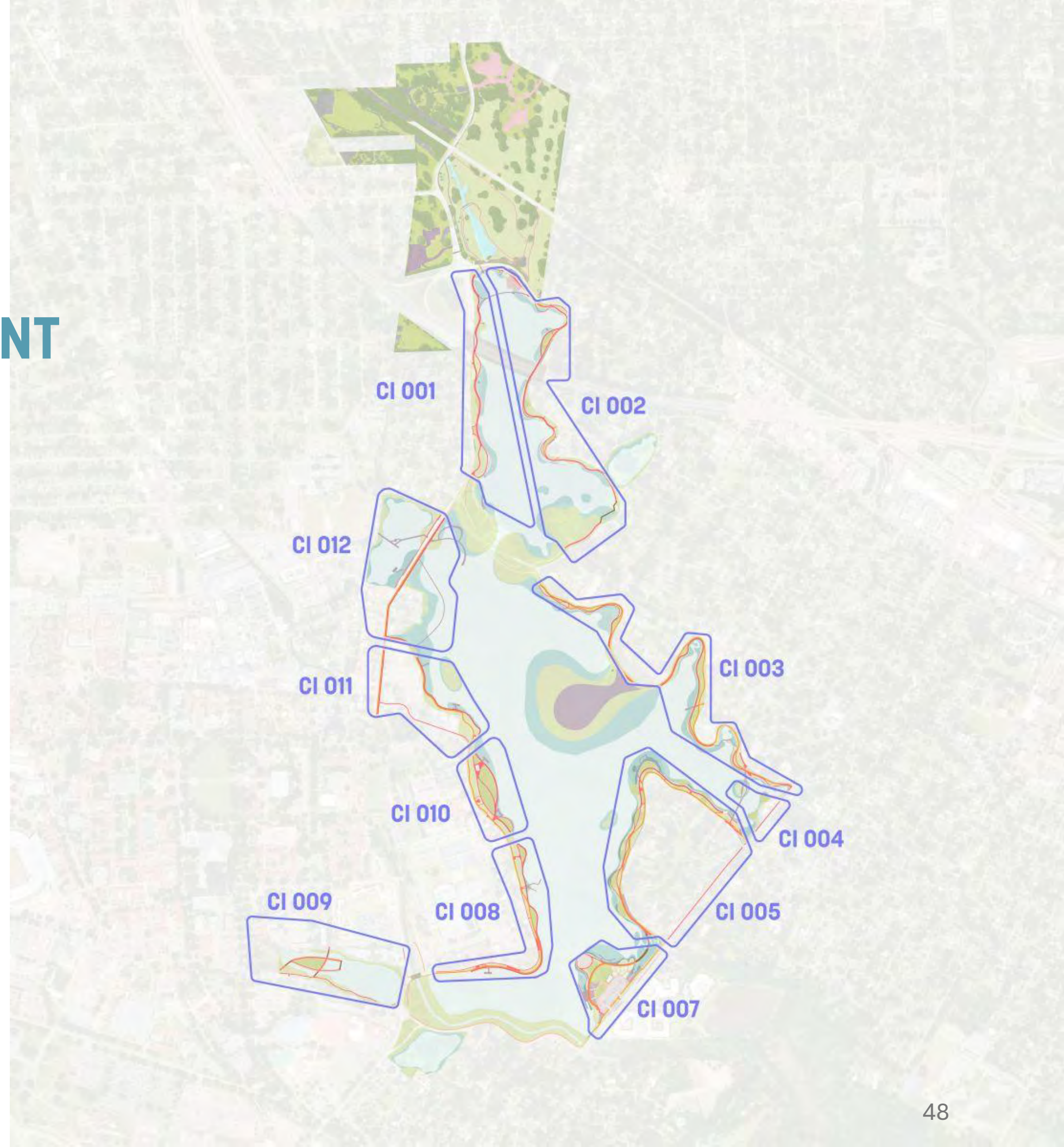
# TOWARDS A FULL BUILDOUT

## CIRCULATION IMPROVEMENT

Code	Name	Est. Cost
CI-001	City Park Lake W Lakeshore	\$2.4M
CI-002	City Park Lake E Lakeshore	\$3.1M
CI-003	University Lake E Lakeshore	\$2.7M
CI-004	UL S Lakeshore along Stanford Ave	\$0.4M
CI-005	University Lake S Lakeshore	\$3.6M
CI-007	Wampold Park	\$3.2M
CI-008	UL W Lakeshore – South part	\$3.3M
CI-009	Campus Lake	\$2.3M
CI-010	LSU Node	\$2.0M
CI-011	UL W Lakeshore – North part	\$1.4M
CI-012	Lake Crest & Dalrymple Dr	\$3.0M
<b>Total</b>		<b>~\$28M</b>

\* All costs are in 2026 dollars.

\* Costs include materials, mobilization, and contingency; average cost is approximately \$12–25 per SF.



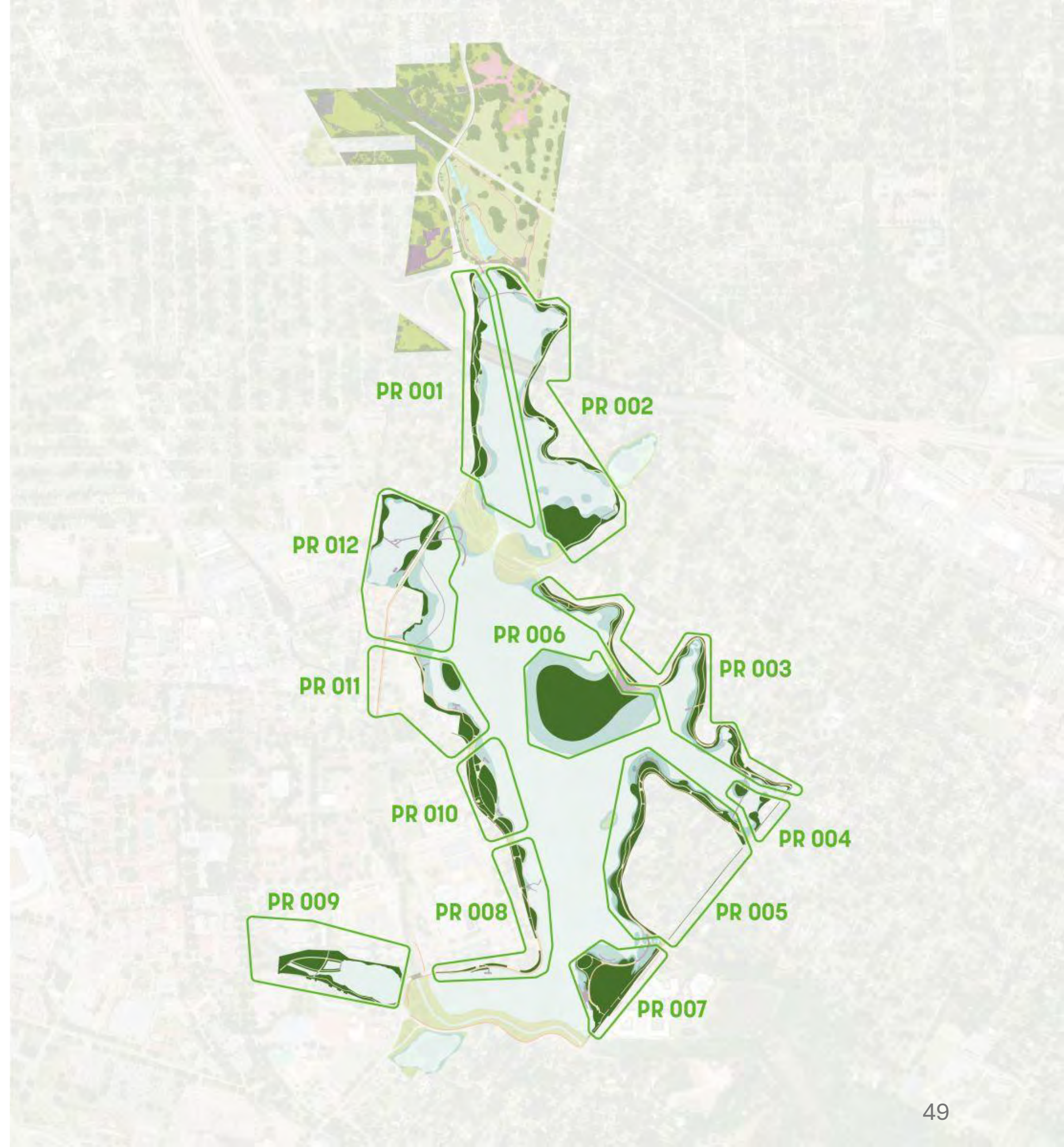
## Capital Projects

# TOWARDS A FULL BUILDOUT PLANTING AND RESTORATION

Code	Name	Est. Cost
PR-001	City Park Lake W Lakeshore	\$2.5M
PR-002	City Park Lake E Lakeshore	\$4.6M
PR-003	University Lake E Lakeshore	\$2.1M
PR-004	UL S Lakeshore along Stanford Ave	\$0.9M
PR-005	University Lake S Lakeshore	\$4.2M
PR-006	Bird Sanctuary	\$1.4M
PR-007	Wampold Park	\$3.4M
PR-008	UL W Lakeshore – South part	\$5.3M
PR-009	Campus Lake	\$2.4M
PR-010	LSU Node	\$3.2M
PR-011	UL W Lakeshore – North part	\$3.5M
PR-012	Lake Crest & Dalrymple Dr	\$3.1M
<b>Total</b>		<b>~\$37M</b>

\* All costs are in 2026 dollars.

\* Costs include materials, mobilization, and contingency; average cost is approximately \$12–20 per SF.



## Capital Projects

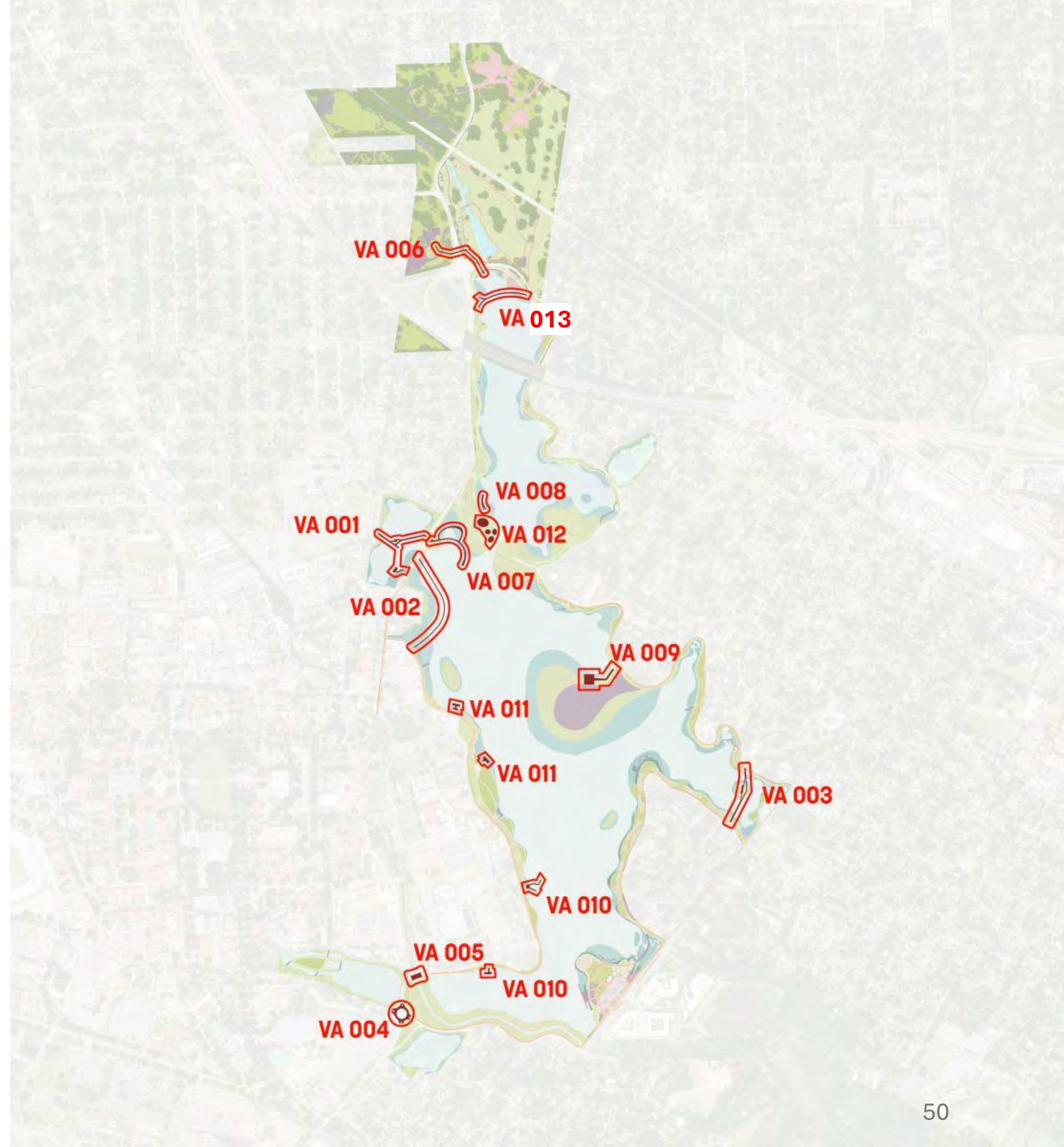
# TOWARDS A FULL BUILDOUT VALUE ADDED PROJECTS

Code	Name	Est. Cost
VA-001	McKinnley Connector	\$3.3M
VA-002	Dalrymple Boardwalk	\$7.7M
VA-003	Stanford Boardwalk	\$2.2M
VA-004	LSU Roundabout	\$1.5M
VA-005	S. Campus Drive Bridge Replace	\$2.0M
VA-006	Knock-knock Bridge	\$1.9M
VA-007	May St Boardwalk & Gardens	\$1.9M
VA-008	May St Replaced Pier	\$0.9M
VA-009	Bird Sanctuary Viewing Tower	\$1.5M
VA-010	LSU Piers – South	\$1.0M
VA-011	LSU Piers – North	\$1.0M
VA-012	May St Community Garden & Hammock Grove	\$0.5M
VA-013	City Park Lake Boardwalk	\$2.3M
<b>Total</b>		<b>~\$28M</b>

\* All costs are in 2026 dollars.

\* Costs include materials, mobilization, and contingency.

UL Governance & O+M Plan



## Capital Projects

# TOWARDS A FULL BUILDOUT

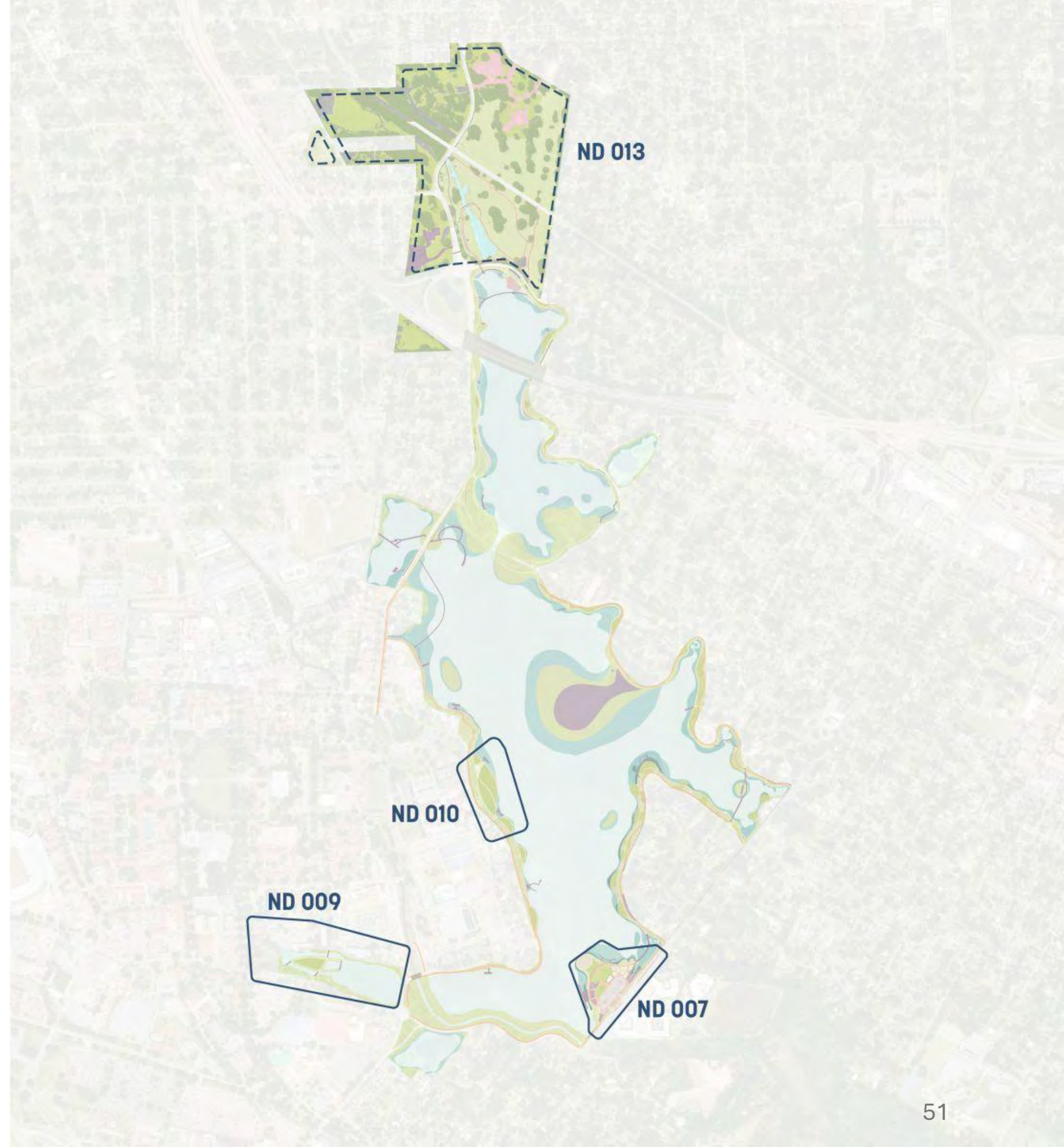
## NODES

Code	Name	Est. Cost
ND-007	Wampold Park	\$6.0M
ND-009	Campus Lake	\$3.5M
ND-010	LSU Node	\$1.8M
ND-013	City-Brooks Park	\$TBD
Total		~15M

\* All costs are in 2026 dollars.

\* Costs include materials, mobilization, and contingency.

\* Total cost here doesn't include City-Brooks Park.



# Capital Projects

# TOWARDS A FULL BUILDOUT

We recognize these are significant investments, and we're here to help establish priorities and a clear roadmap for implementation.

Site Preparation

Circulation Improvement

Planting & Restoration

Value-Added Projects

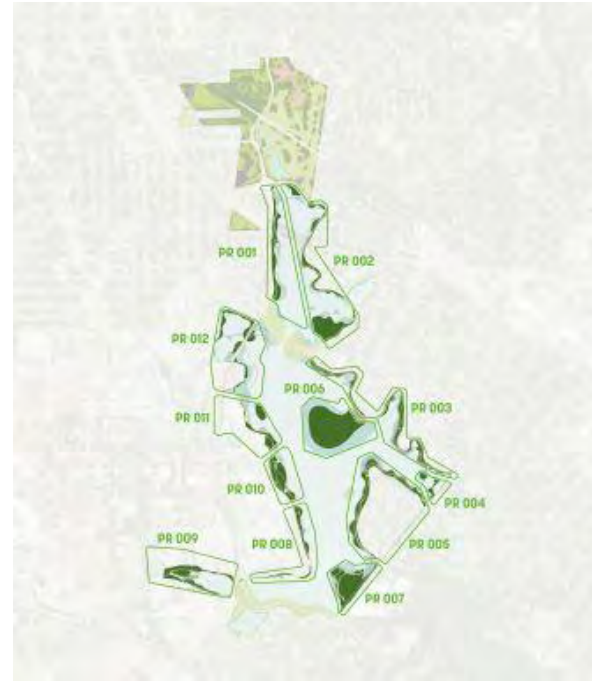
Nodes



11 projects  
\$21M



11 projects  
\$28M



12 projects  
37M



13 projects  
\$28M



3 projects  
\$15M

**\$80M + \$15M + \$129M = \$224M**

All Existing Funding (dredge, interim landscape, May St)

All Pending Funding (Cooperation Canal etc.)

All Potential Funding



**04**

**Funding  
Streams**

## Funding Streams

# EXISTING FUNDING SOURCES

Already Utilized Fund Sources		
Funding Source	State/Local/Federal	Past Amount
Community Development Block Grant (CDBG) Public Facilities Program	Federal	\$10,000,000.00
Capital Outlay	State	\$50,000,000.00
Recreation and Parks Commission of Baton Rouge (BREC)	Local	\$5,000,000.00
East Baton Rouge City-Parish	Local	\$10,350,000.00
Louisiana State University	Local	\$260,000.00
Louisiana State University Foundation	Local	\$4,134,000.00
	<b>Total</b>	<b>\$79,744,000.00</b>

The funding sources above are dedicated toward the ongoing dredging, construction, and landscaping costs for the LSU Lakes. Between real and estimated costs for the remainder of construction, the total construction costs are \$79,388,712.81.

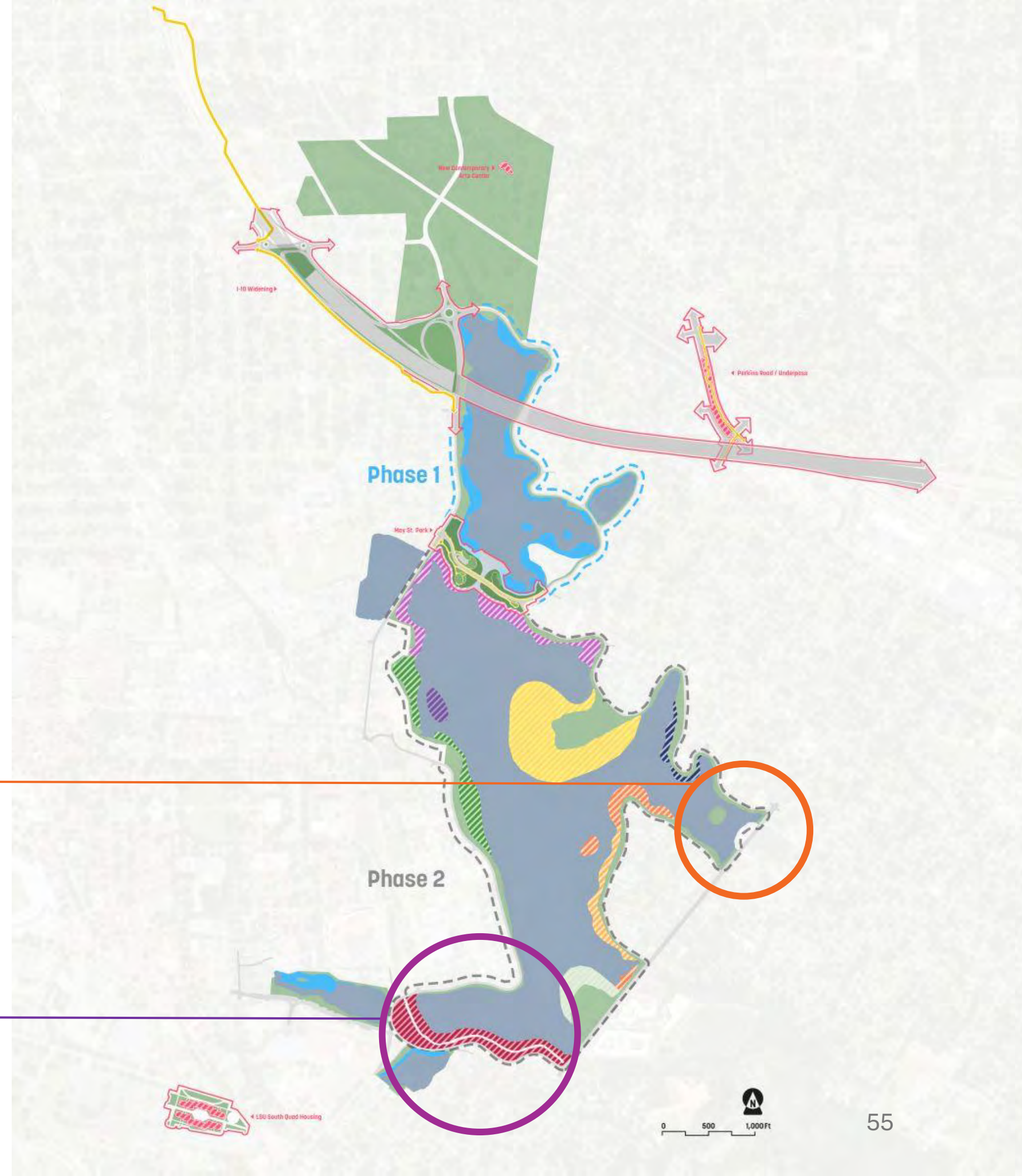


# Funding Streams

## REQUESTED FUNDING

Pending Funding:  
Capital Outlay  
\$5,000,000.00

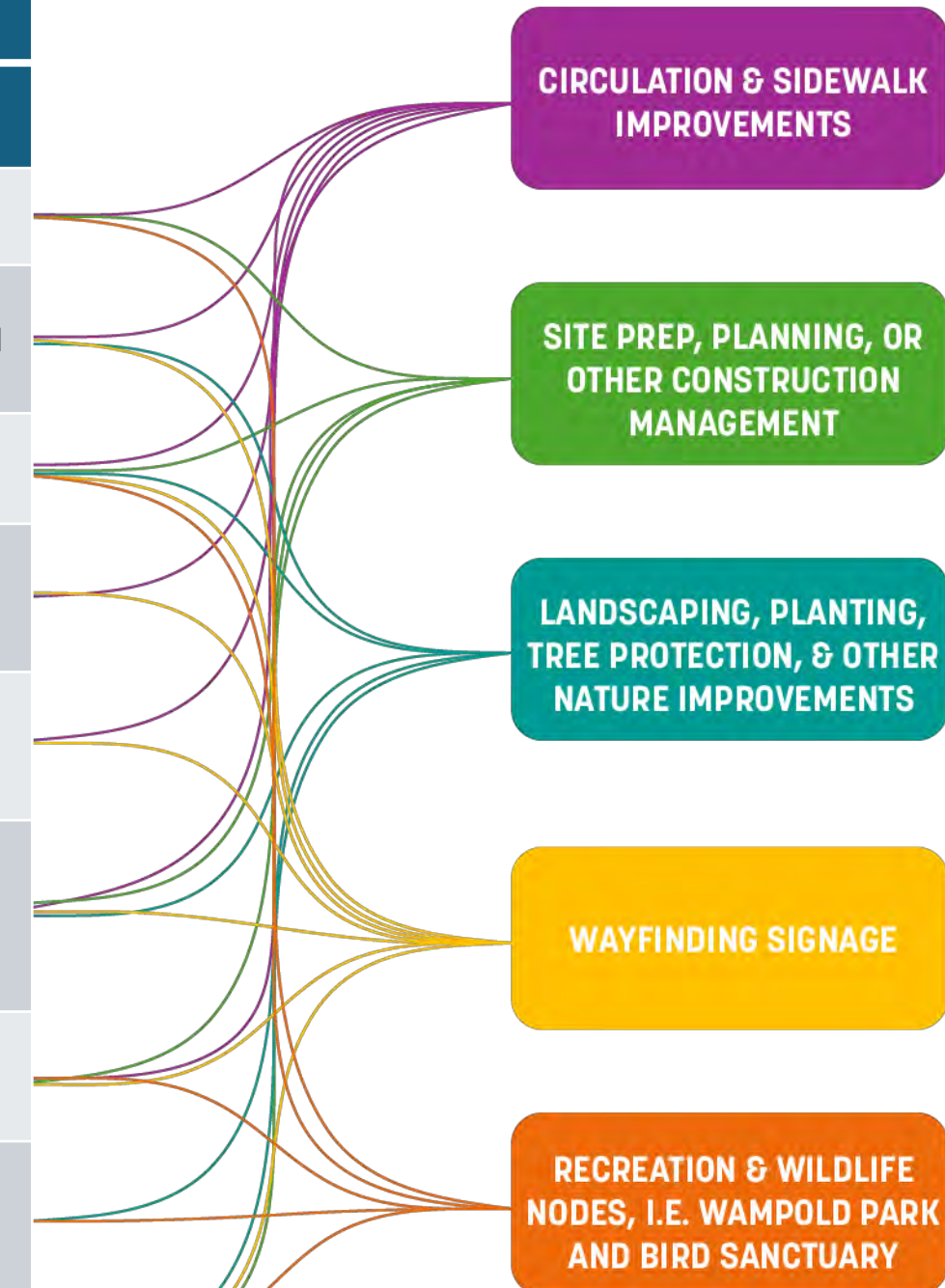
Pending Funding:  
Congressional Appropriation  
\$5,000,000.00 - Construction  
\$5,000,000.00 - Project Management and other costs



## Funding Streams

# FUTURE FUNDING / PROJECT ALIGNMENT

Potential Additional Fund Sources				
Funding Source	State/Local/Federal	Grant Purpose	Possible Amount	Due date
Self-Generated Revenue	Local	Flexible	TBD	N/A
LSU Economic Development District	Local	Flexible	1% of EDD Sales Tax, roughly \$1.45 million per year	N/A - discuss with EDD Board
Safe Streets for All (SS4A) Grant Program	Federal (USDOT)	Prevent fatalities and serious injuries on roads and streets involving all roadway users	\$25 million (max)	June
Better Utilizing Investments to Leverage Development (BUILD) Grant Program	Federal (USDOT)	Surface transportation infrastructure projects	\$25 million (max)	February 24, 2026
Reconnecting Communities Pilot (RCP) Grant Program	Federal (USDOT)	Reconnect communities by removing, retrofitting, or mitigating highways or other transportation facilities that create barriers	TBD	Not Yet Announced
Congressional Appropriation (Community Project Funding)	Federal (Committee source varies by year)	Varies by year, typically infrastructure development and improvement	Varies by year	Not Yet Announced
Transportation Alternatives Program	State (LADOTD)	Building a more balanced transportation system that includes pedestrians and bicyclists as well as the motoring public	\$20 million (max)	April-May
Land and Water Conservation Fund (LWCF)	Federal through State Agency	Development of outdoor recreation	TBD, at least \$100,000	April 1
Outdoor Recreation Legacy Partnership Program (ORLP)	Federal	Enhance parks, recreational opportunities, and conservation areas in urban, underserved communities	TBD	August 15



# O&M FUNDING SURVEY

As part of the O&M Plan, we are also asking a few questions to get a better understanding of current operation & maintenance funding.

Survey responses are still being collected, and findings will be discussed once a complete and reliable information base is available.

University Lakes and City Park Landscape Maintenance Current Practice Survey

Current and Future Funding Stream

18. What are the primary funding sources that currently support operations and maintenance for the areas you manage?

EBR General fund / operating budget

LSU Departmental or campus budget

Donations or foundation support

Other

# DASHI PROJECT EVALUATION CRITERIA

1

## COST

Investment into the project efficiently achieves a variety of goals, is high impact, and provides a variety of programmatic and environmental uses.

2

## SAFETY

Directly increases safe access from and to the site through street improvements, new pathways, and manages vehicular traffic.

3

## FUNDING OPPORTUNITY

Potential of matching criteria of available public and private funding sources

4

## ECOLOGICAL POTENTIAL

Promotes ecological function, increases biodiversity, and improves water quality

5

## SOCIAL POTENTIAL

Directly support health, recreation, and gathering and expand equitable access to the Lakes

6

## ECONOMIC & REVENUE

Project directly generates revenue, jobs, and contributes to economic reinvestment that will help to finance maintenance.

## Capital Projects

# DASHI PROJECT EVALUATION CRITERIA

Each unit project will:

1. Assigned a **score** based on six criteria
2. Structured with defined project **dependencies**
3. Have an assigned **cost** based on the previous chapter

▼ RANKING SCALE DESCRIPTIONS \*OPTIONAL


	1	2	3	4	5
Low - see description of each goals					
Medium-low - see description of each goals					
Medium- see description of each goals					
Medium-high - see description of each goals					

LEGEND ⓘ

### Edit Goal

Edit and manage your goal details.

COLOR PICKER



HEX# #719AF4

GOAL NAME  
Investment into the project efficiently achieves a variety of goals, is high impact, and provides a variety of programmatic and

ASSOCIATED CATEGORY  
Cost

DESCRIPTION  
5-High  
Project achieves high multifunctionality and reinvestments for users are generated through a high diversity of social, economic and environmental benefits.  
4-Medium-High  
Project is multifunctional and provides users with diverse benefits  
3-Medium  
Project is somewhat multifunctional and provides users with one or two benefits.  
2-Medium-Low  
Project is monofunctional but provides users with some benefits  
1-Low  
Project is monofunctional and has very limited visible added benefit for users.

▼ 0. DEPENDENCY

PROJECT  
SP 007 Site Prep for xxxx

MILESTONE

PRECEDES ↔

PROJECT  
SP 001

MILESTONE

Finish and Close



**DISCUSSION**

...

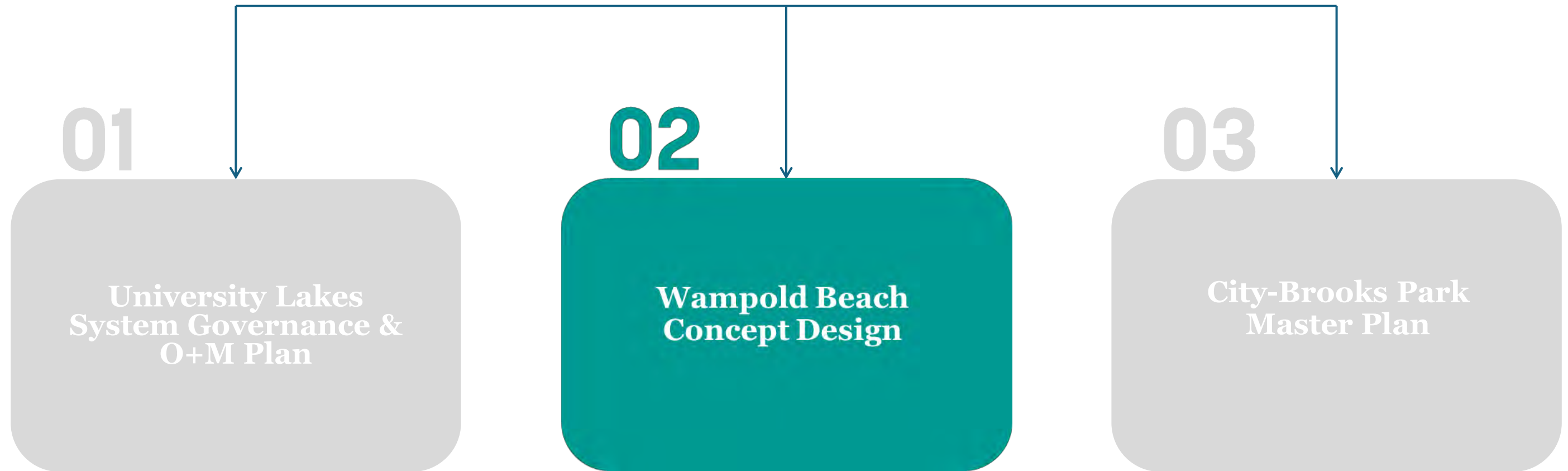
# WAMPOLD BEACH MASTER PLAN



February 4, 2026 | Steering Committee Workshop

# MOVING FORWARD

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





**Build off of the Master Plan and create a fully implementable concept design for Wampold Beach.**



**01**

**Inventory  
& Analysis**

# Wampold Park Concept Design

## 2021 ENGAGEMENT

- In the Master Plan, Baton Rouge Beach is anticipated to be a consistently **active park space**
- People support the idea of **restoring the lake edges** with a mix of manicured space and rain gardens
- Support for **integrating safe trails** that connect along the lakes, and walking / running paths that are separate from bike lane
- Strong support for **filtering stormwater** before it's released into the lake system



# Wampold Park Concept Design

## CONCEPT, WINTER 2021

**Estimated Total Cost \$12-14 million (not including dredge placement) in 2021**

### Legend

- 1 Public Beach and Deck (\$1-1.5 million)
- 2 Event Lawn & Circulation, Park Landscape (\$2-3 million)
- 3 Restaurant Pavillion (\$2-3 million)
- 4 Destination Playground (\$2-2.5 million)
- 5 Rowing - Boathouse (\$1-2 million)
- Utilities, Infrastructure, & Mobilization (\$1-1.5 million)
- Existing Shoreline



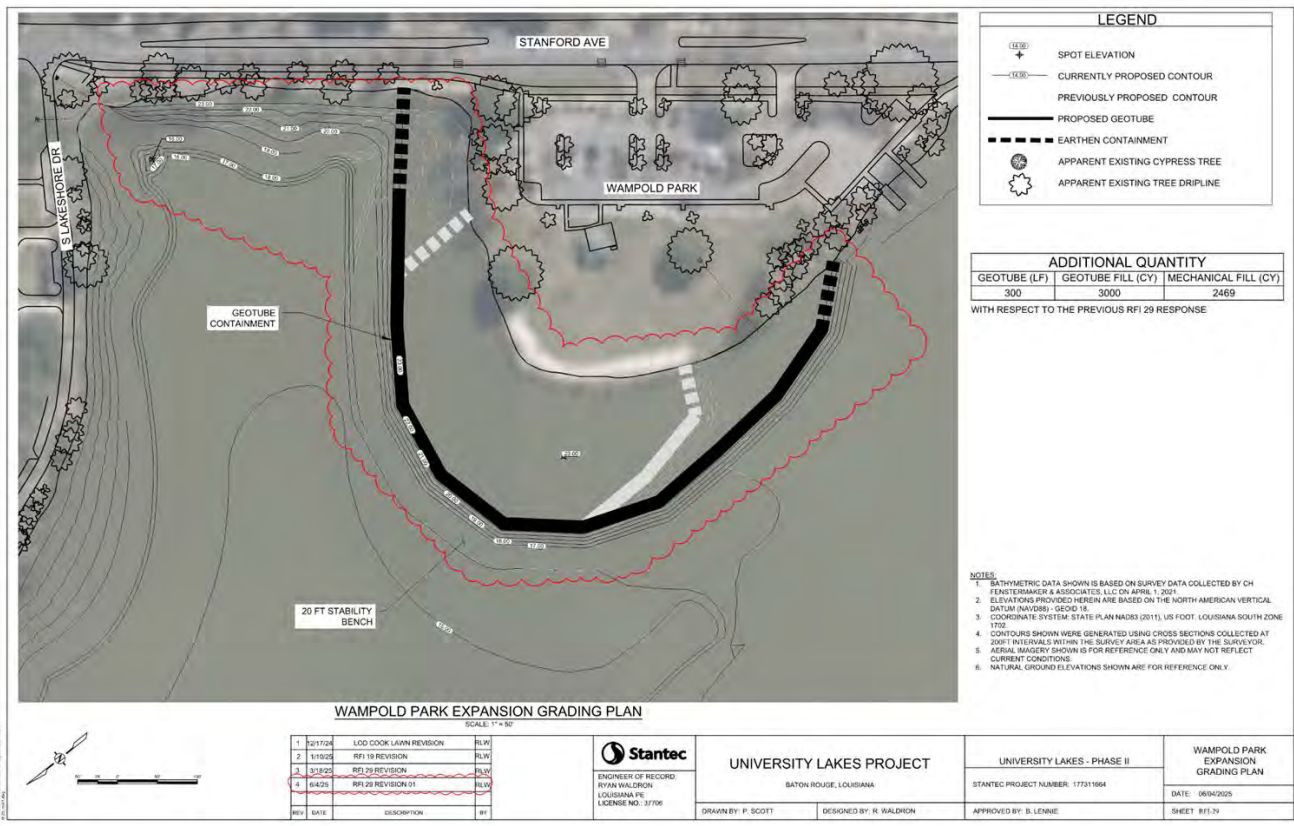
# Wampold Park Concept Design

## LAKE VIEW



# Wampold Park Concept Design

## POST-DREDGE CONDITION



### Dredge placement at Wampold Park

Wampold Park Concept Design



# Wampold Park Concept Design

## WHAT DO WE KNOW ABOUT DREDGE NOW?

Dredged material is unlikely to fully settle within the project design timeline. Programming on dredged areas requires varying levels of stabilization, with increasing implications for cost and maintenance as program intensity increases.



Program Intensity	Program Examples	Dredge Stabilization requirement	Relative Capital Cost	Relative Maintenance Effort (Compared to Non-Dredged Areas)
Low	Wetlands and passive space for ecological and hydrology purpose	No additional surcharge required	\$	Comparable to non-dredged areas
Medium - Low	Soft trails, beach, informal lawn space, informal nature play space, upland planting, etc. Generally programs that is easy to regrade	Compaction required prior to construction	\$\$	Periodic regrading and monitoring
Medium - High	Programs that can't be easily regraded like formal lawn / event space, plazas, concrete / asphalt pathways, etc.	Compaction required prior to construction; Supplemental fill and/or structural systems as needed	\$\$\$	Regular inspection for settlement and surface cracking
High	Boardwalk, building / pavilion, adventure play with heavy structures, or other heavily programmed uses	Deep foundations (e.g., helical piles); Import fill and export dredge material; Ground improvement or soil compaction required	\$\$\$\$	Ongoing maintenance of structural systems

# Wampold Park Concept Design

## A NODE CONNECT TO ALL

### Desired circulation improvements:

- Scenic path along the water edge promote direct viewshed to the lake
- Enhanced water access
- Dedicated bike lane, improved / widen sidewalk, and recreational path
- Clear path hierarchy to programmed area
- Safe crossing



### Legend

- Biking path
- Walking path
- Running path
- == Boardwalk
- Pier & Deck



### Legend

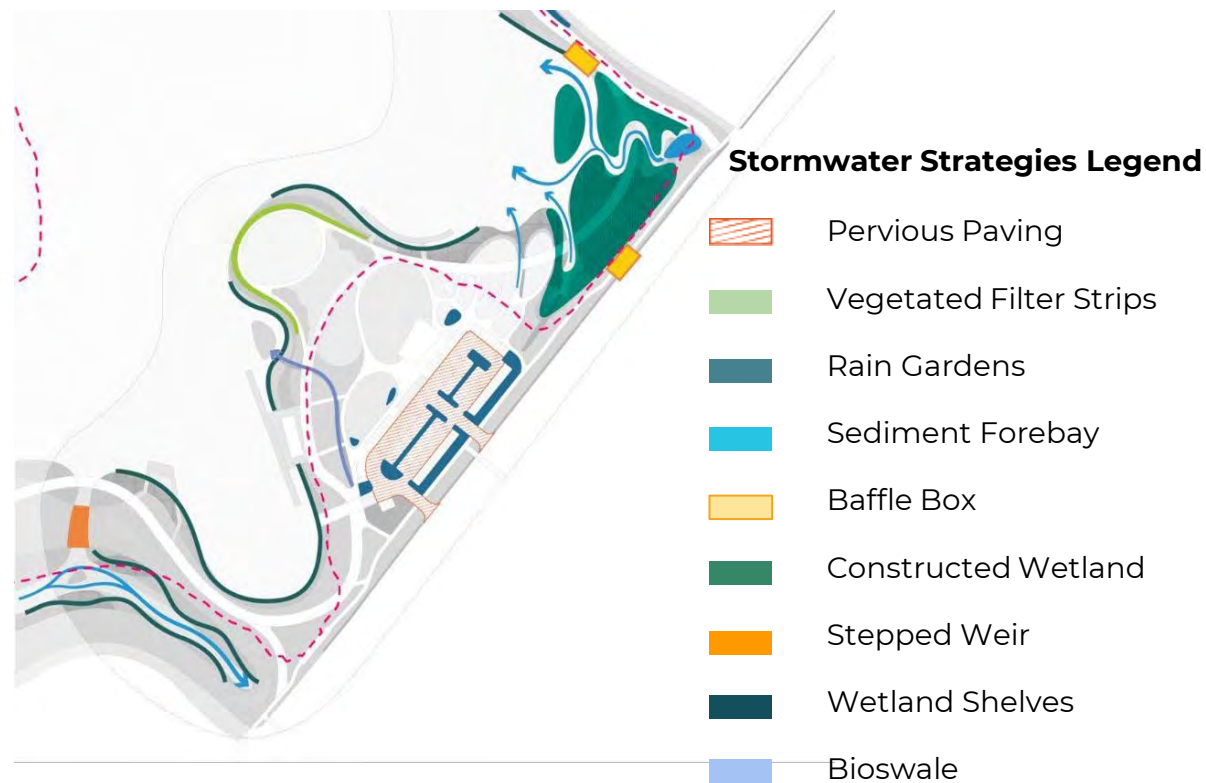
- Vehicular Circulation
- Pedestrian Circulation
- Intersection to be improved
- - - 2021 Design Dredge Outline
- - - 2025 Dredge Placement Outline
- - - Existing Shoreline

# Wampold Park Concept Design

## CRITICAL FOR WATER QUALITY

### Current Water Quality Issues:

- Large amount of untreated roadway runoff entering the lake
- 13 stormwater structures currently outlet directly into the lake
- Trash collection in lakes/canal
- Urban, poorly draining soil



# Wampold Park Concept Design

## SHOWCASE NOVEL ECOLOGY

### Ecological potentials:

- Preserve existing trees
- Live edges on dredge placement
- Bring the ecological diversity back



# Wampold Park Concept Design

## AN ACTIVE DESTINATION

### Wampold Park proposed programs:

- Public Beach & Deck
- Event Lawn
- Pavilion with Food & Beverage
- Boat House (boat ramp, kayaking)
- Nature Play (play structure, nature explore, tree houses etc.)
- Overlook & boardwalk
- Stormwater treatment

\* Rowing is no longer relevant per latest May St bridge design



### Existing Programs

- 1 Beach
- 2 Lawn
- 3 Restrooms & Picnic Area
- 4 Play Area
- 5 Boat Docks

- 2021 Design Dredge Outline
- 2025 Dredge Placement Outline
- Existing Shoreline

# Wampold Park Concept Design

## REVENUE POTENTIAL

SUP and Kayak Rental



F+B / Concessions



Sponsorships



Philanthropy



Naming Rights



Event Rentals



Experiential Marketing

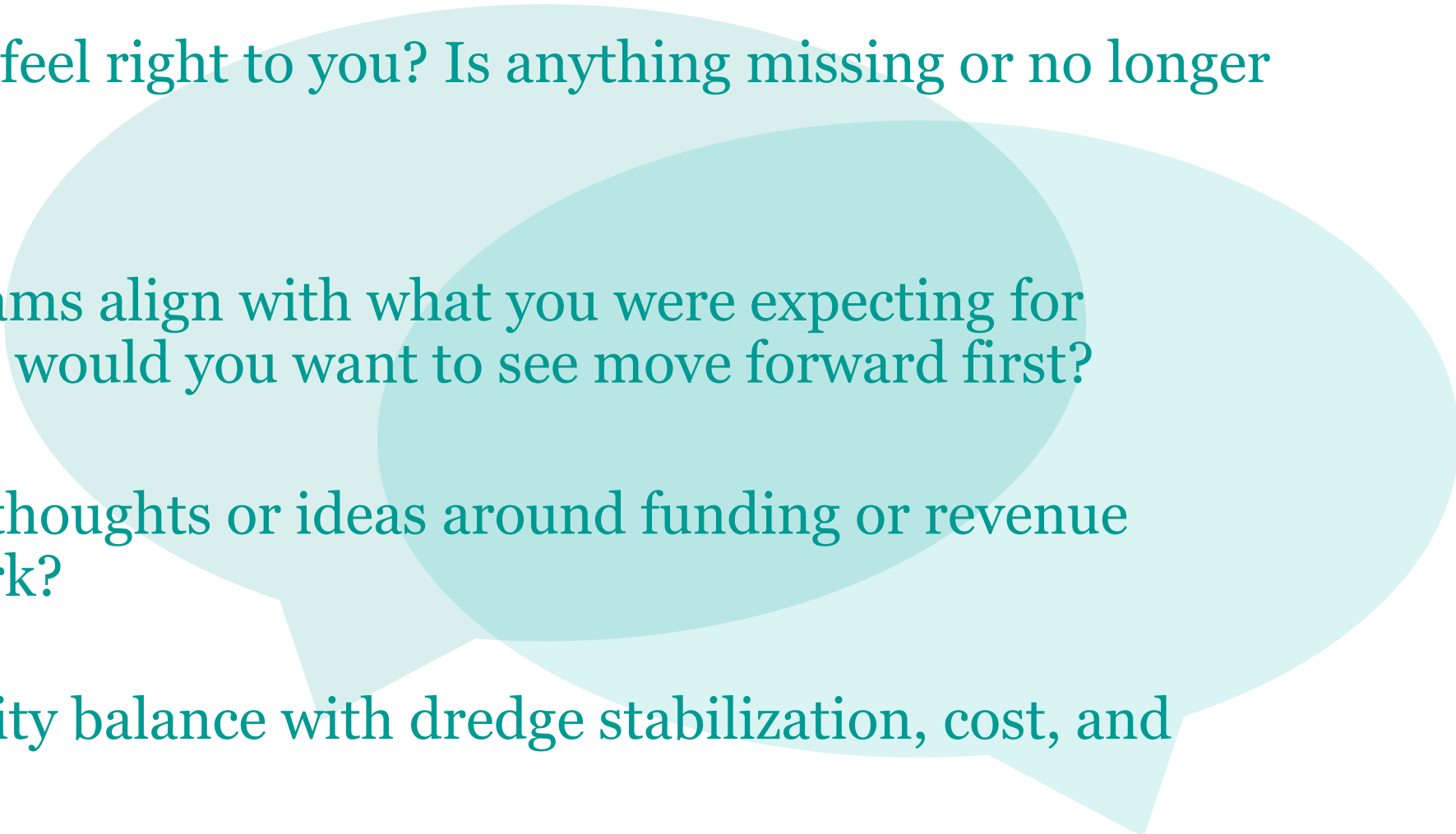


Specialty Markets



## Wampold Park Concept Design

# DISCUSSION QUESTIONS

- 1.** Do the design priorities still feel right to you? Is anything missing or no longer relevant?
  - 2.** How do the proposed programs align with what you were expecting for Wampold Park? Which ones would you want to see move forward first?
  - 3.** Do you have any additional thoughts or ideas around funding or revenue generation for Wampold Park?
  - 4.** How should program intensity balance with dredge stabilization, cost, and long-term maintenance?
- 



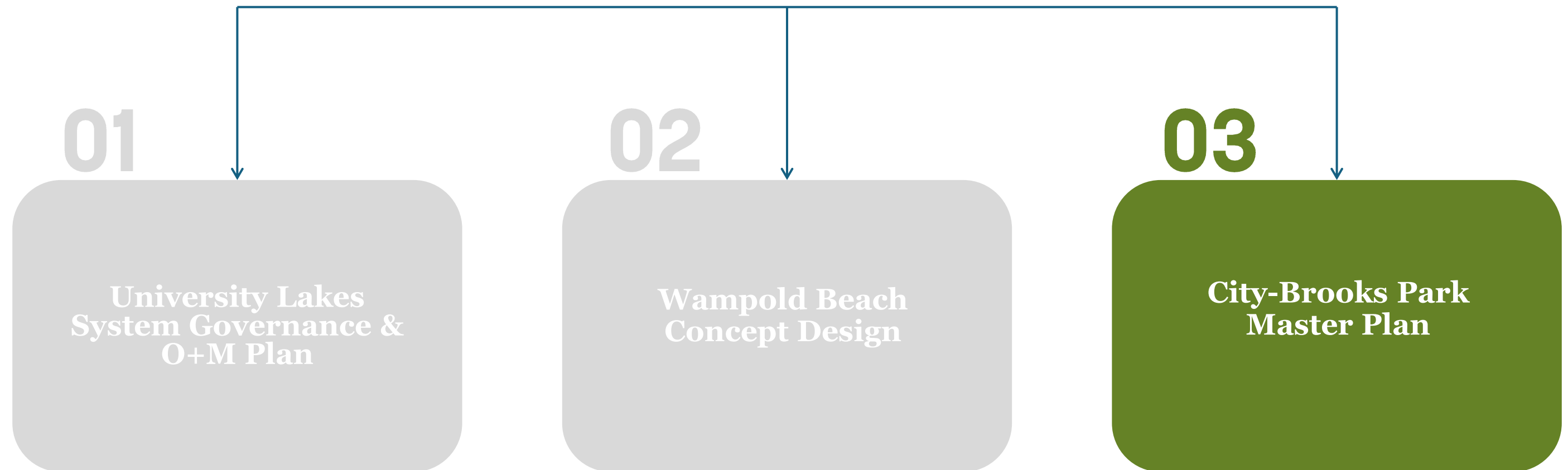
# **CITY BROOKS PARK MASTER PLAN**

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**February 4, 2026 | Steering Committee Workshop**

# PROJECT OVERVIEW

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



A large, leafy tree in a park setting with a house visible in the background. The image is overlaid with a semi-transparent green filter and decorative wavy lines.

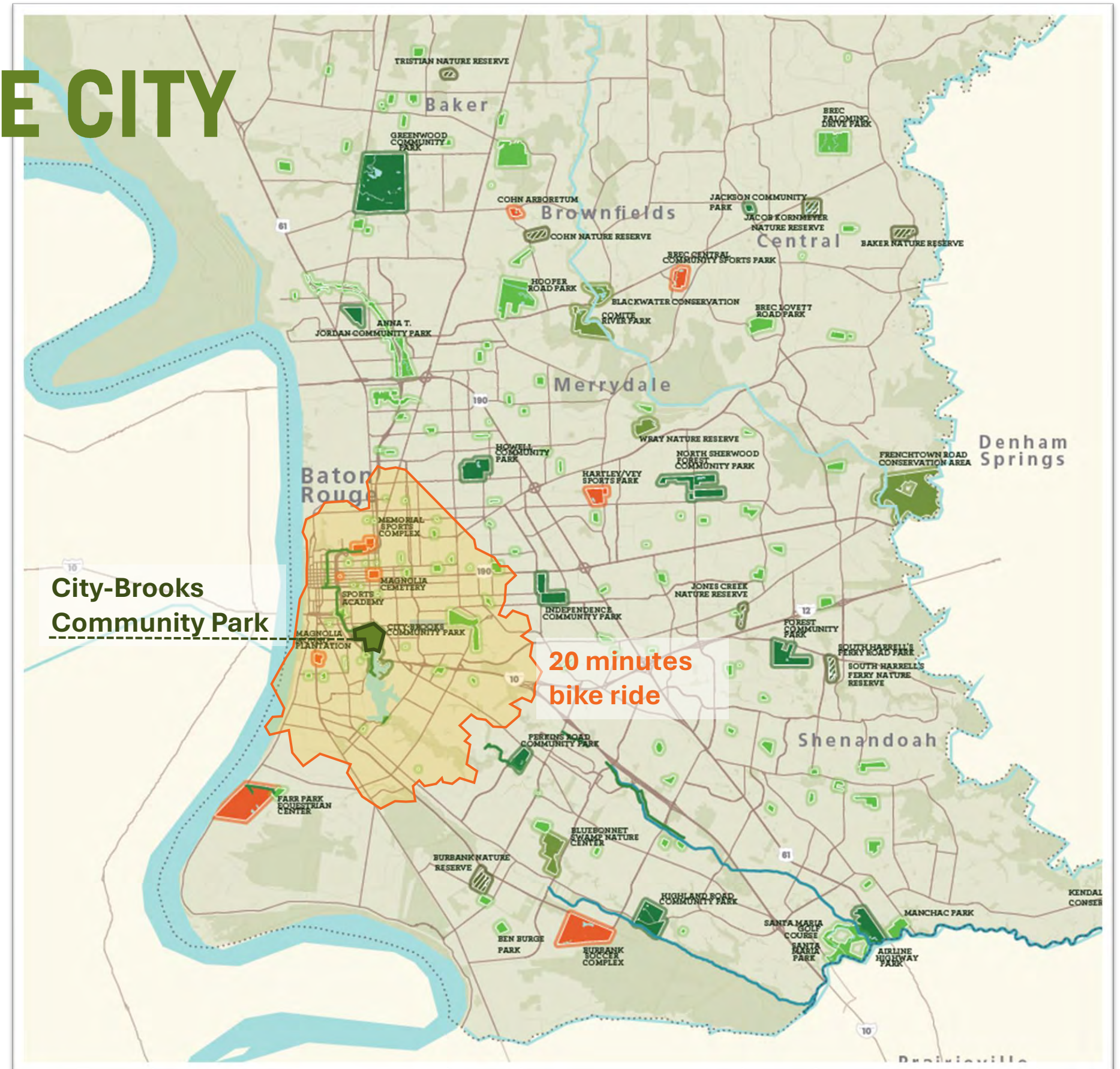
**With 154 acres and just minutes from downtown Baton Rouge and LSU, City-Brooks Park can become the region's Central Park—an inclusive civic landscape that brings the community together.**

## 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 Swims, 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

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.

## 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

**IMAGINE YOUR PARKS**  
PARKS WITH PURPOSE



**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.

# Project Overview

# ONGOING PROJECTS

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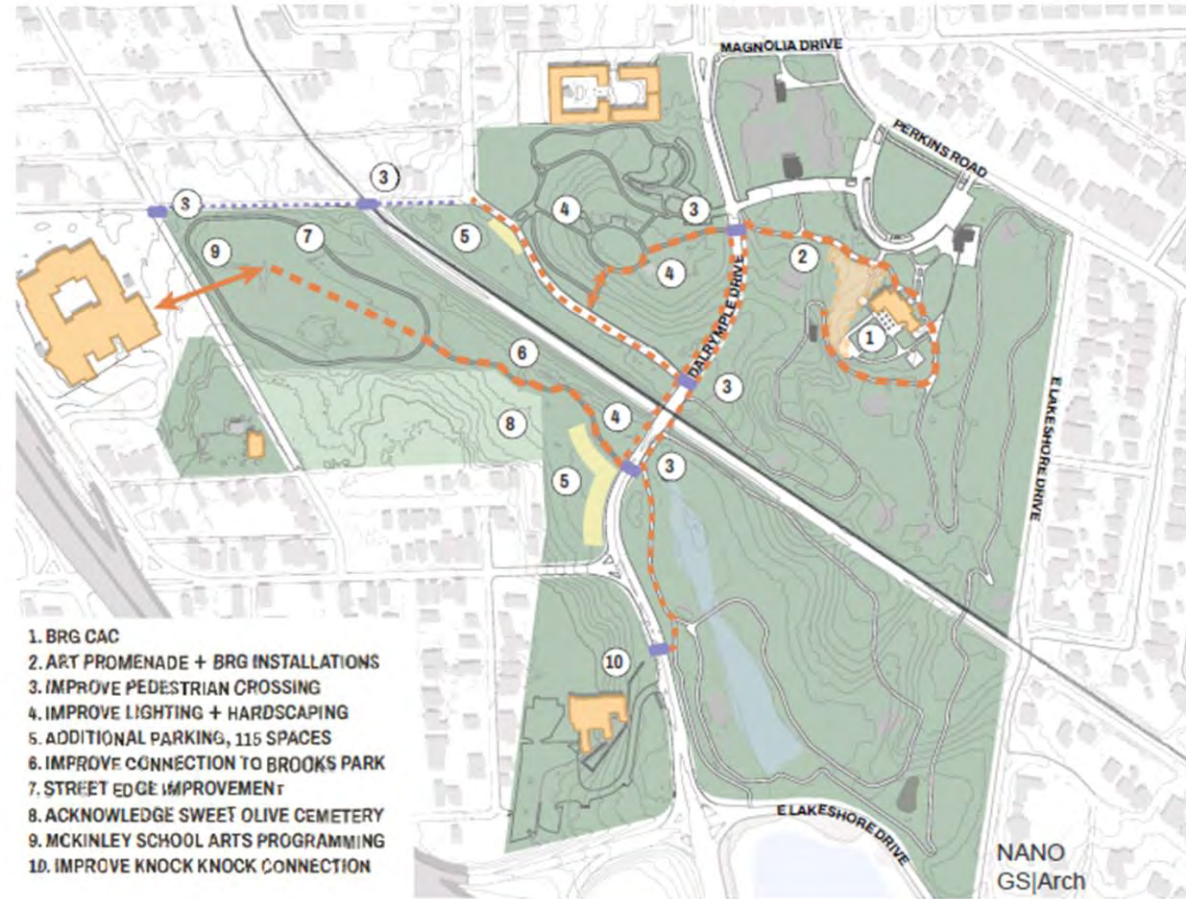
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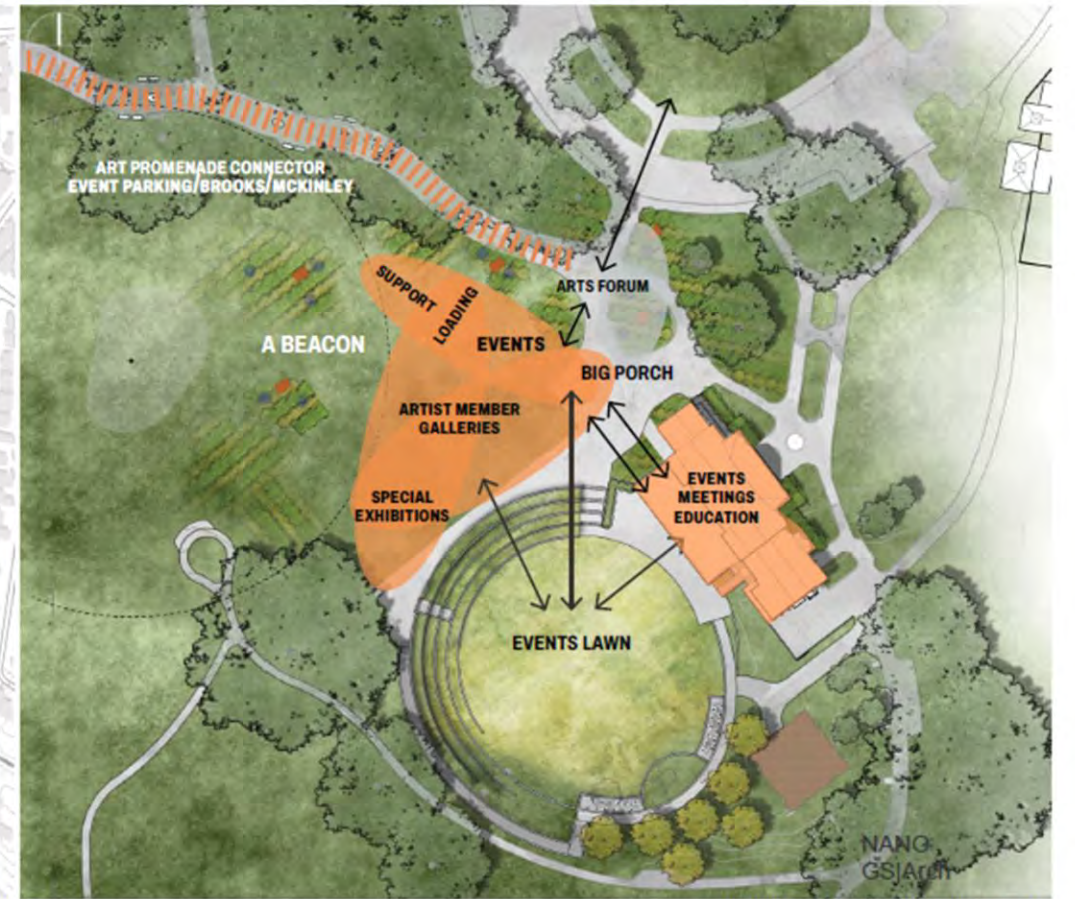
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**PARKING + ACCESSIBILITY:** Upgraded and expanded parking, intuitive wayfinding, enhanced lighting, and universally accessible paths ensure that arrival and navigation across the site are safe, clear, and welcoming.



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

# ONGOING PROJECTS



Clubhouse perspective produced by  
NANO Architect

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

# Project Overview

# ONGOING PROJECTS



Clubhouse perspective produced by  
NANO Architect

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

City-Brooks Park Master Plan

## 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.



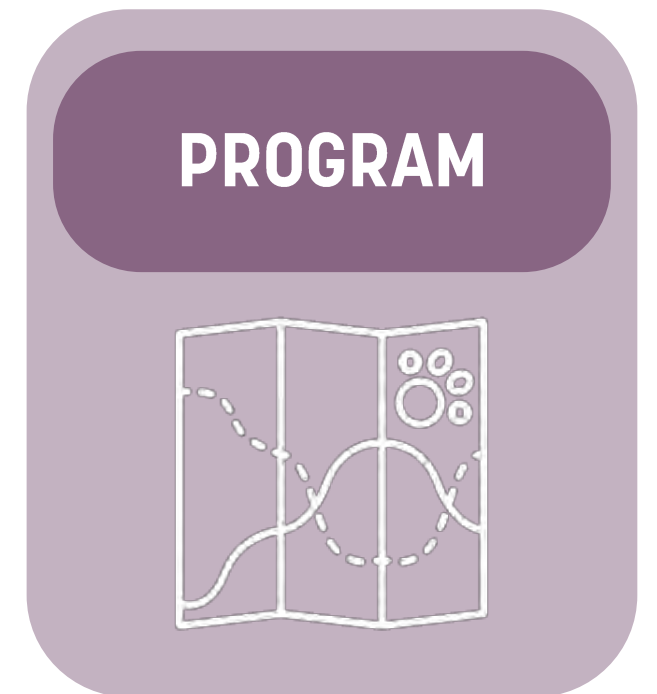
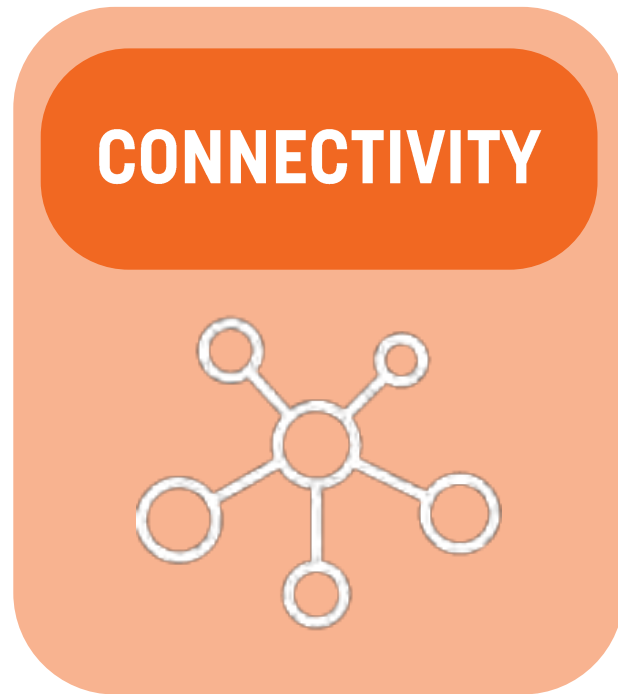


**01**

**Inventory &  
Analysis**

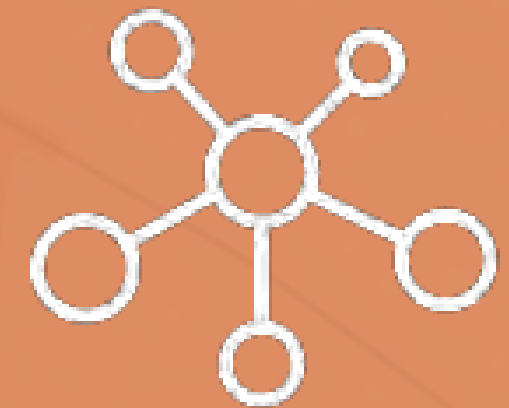
## Project Overview

# SITE FINDING BY TOPICS



# CONNECTIVITY

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

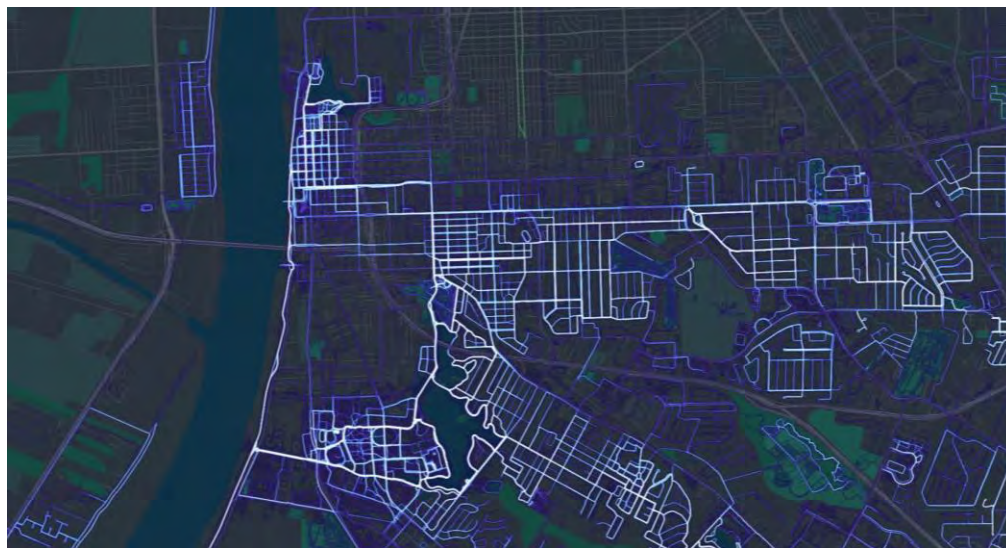


City-Brooks Park is highly accessible in the region, but hard to access safely and intuitively at the site scale, with missing sidewalks and unclear gateways. Within the park, the different areas are physically adjacent but functionally disconnected.

## Connectivity

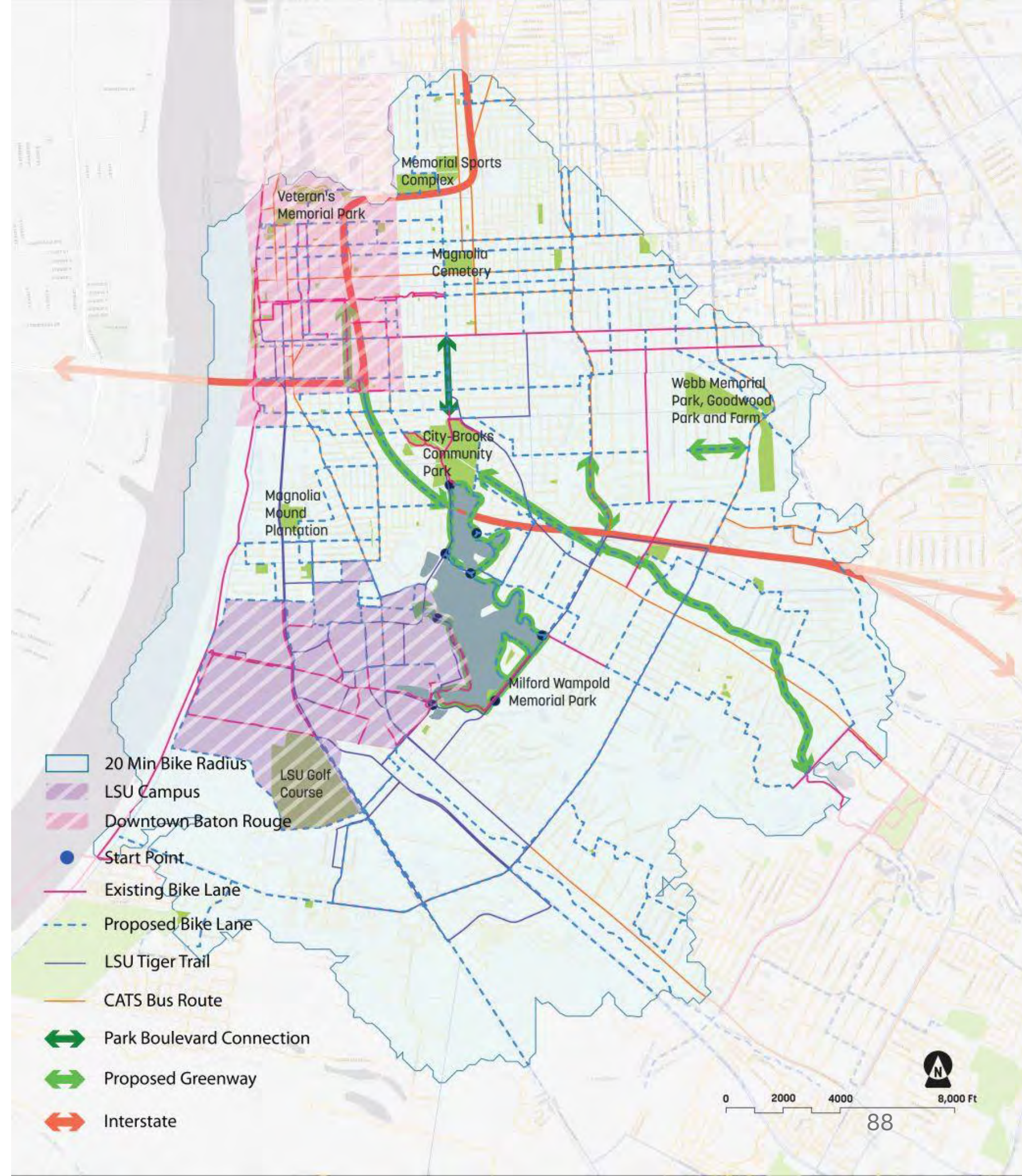
# REGIONAL CONNECTIVITY

- 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



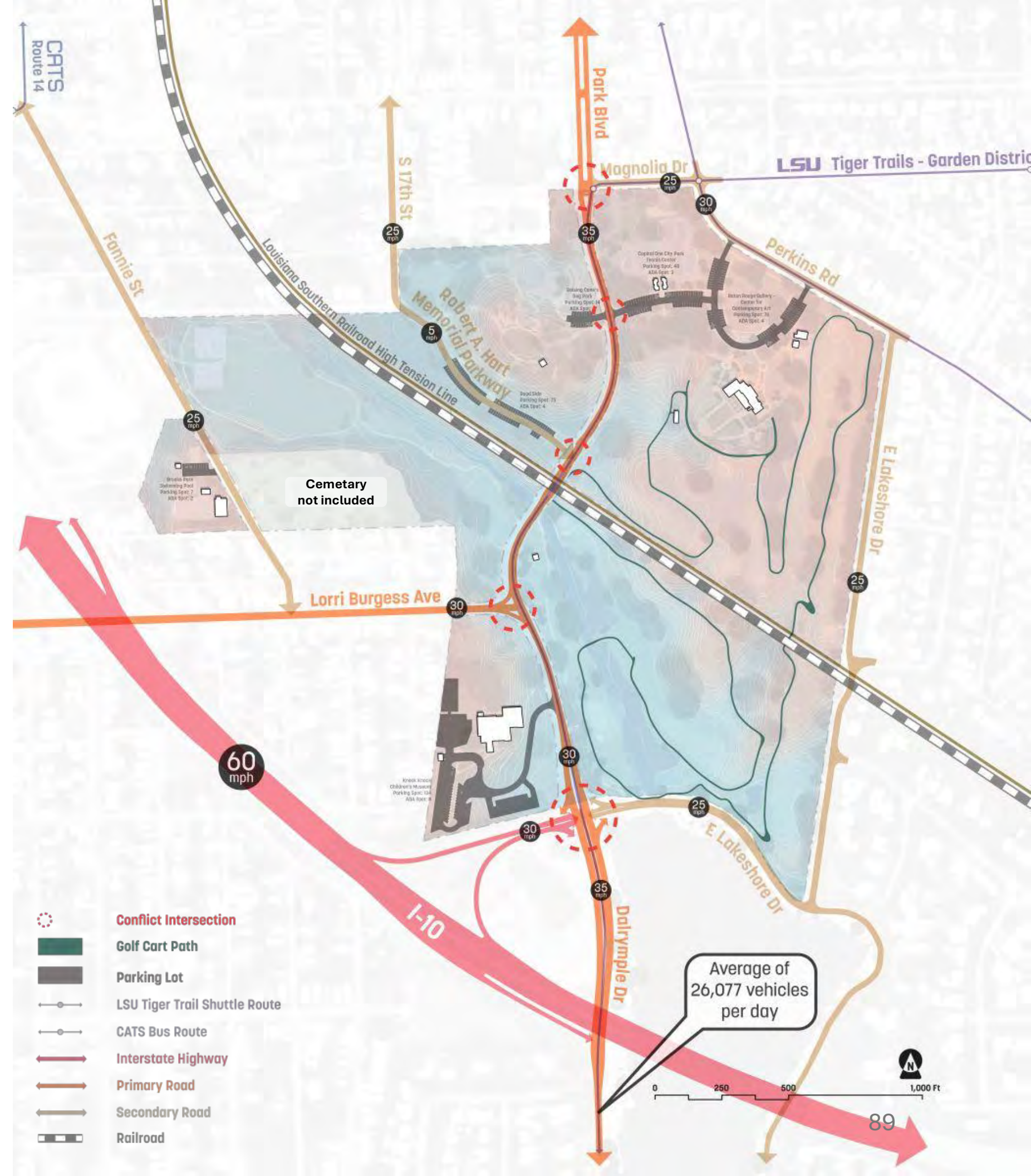
## Connectivity

# 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

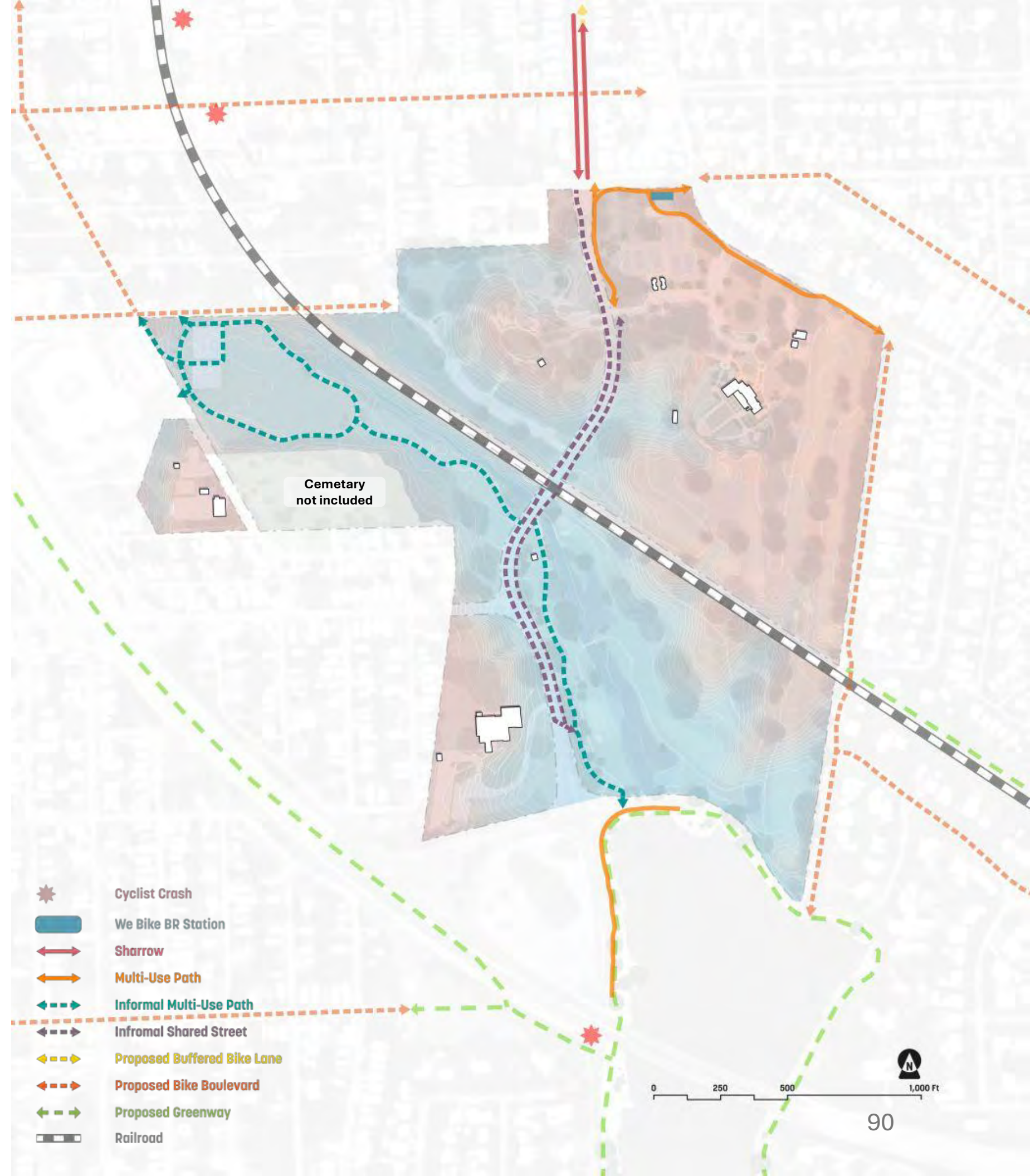
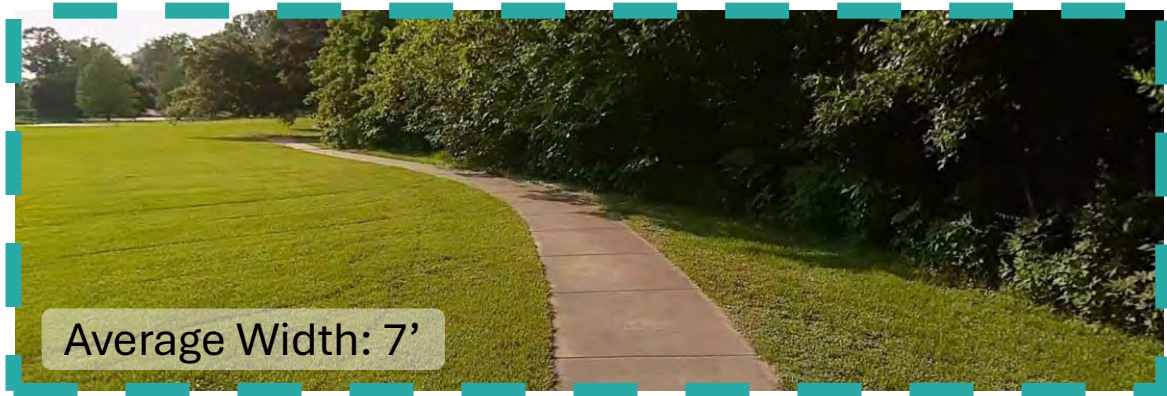


Vectura



## Connectivity

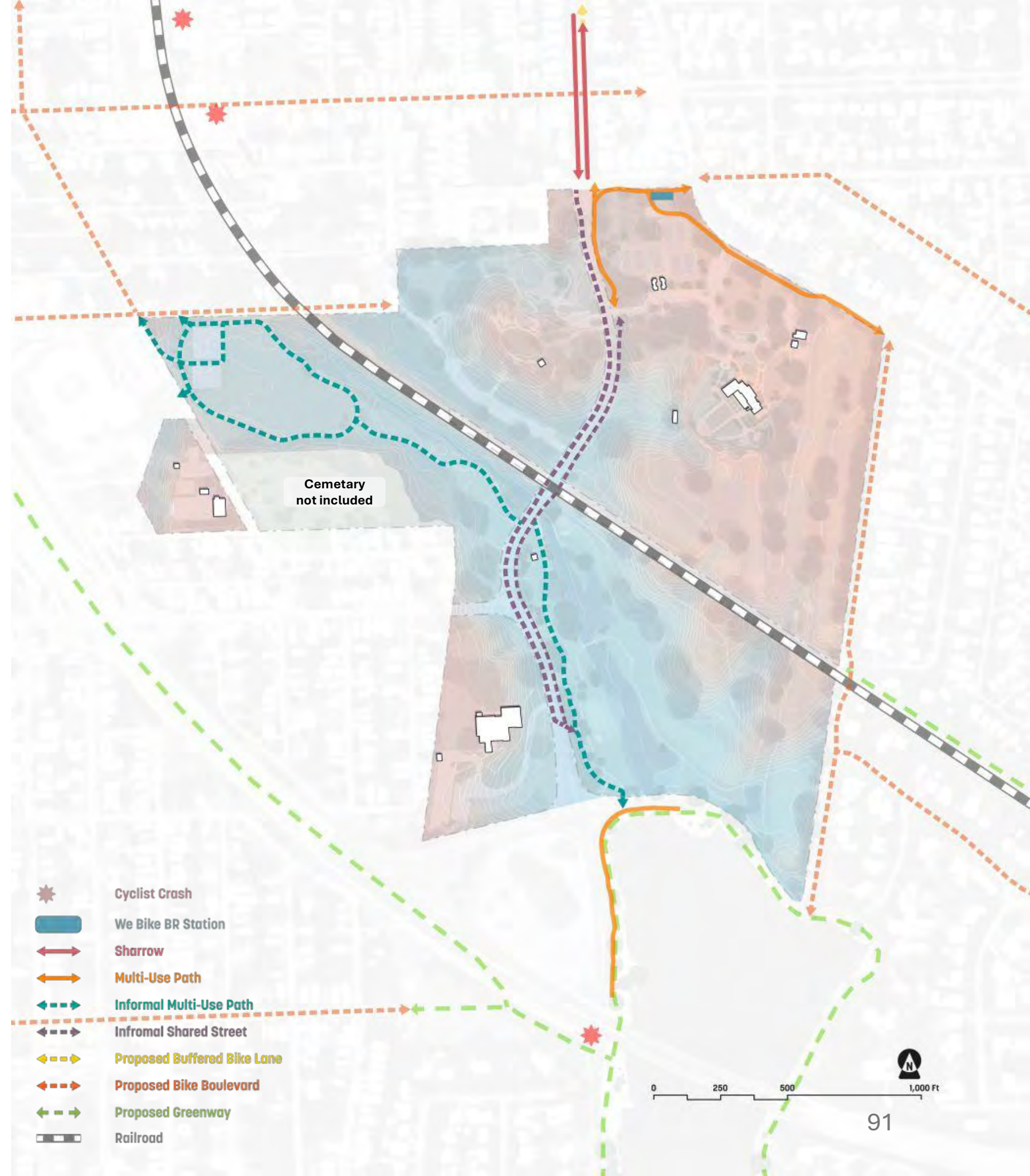
# SITE BICYCLE CONNECTIVITY



## Connectivity

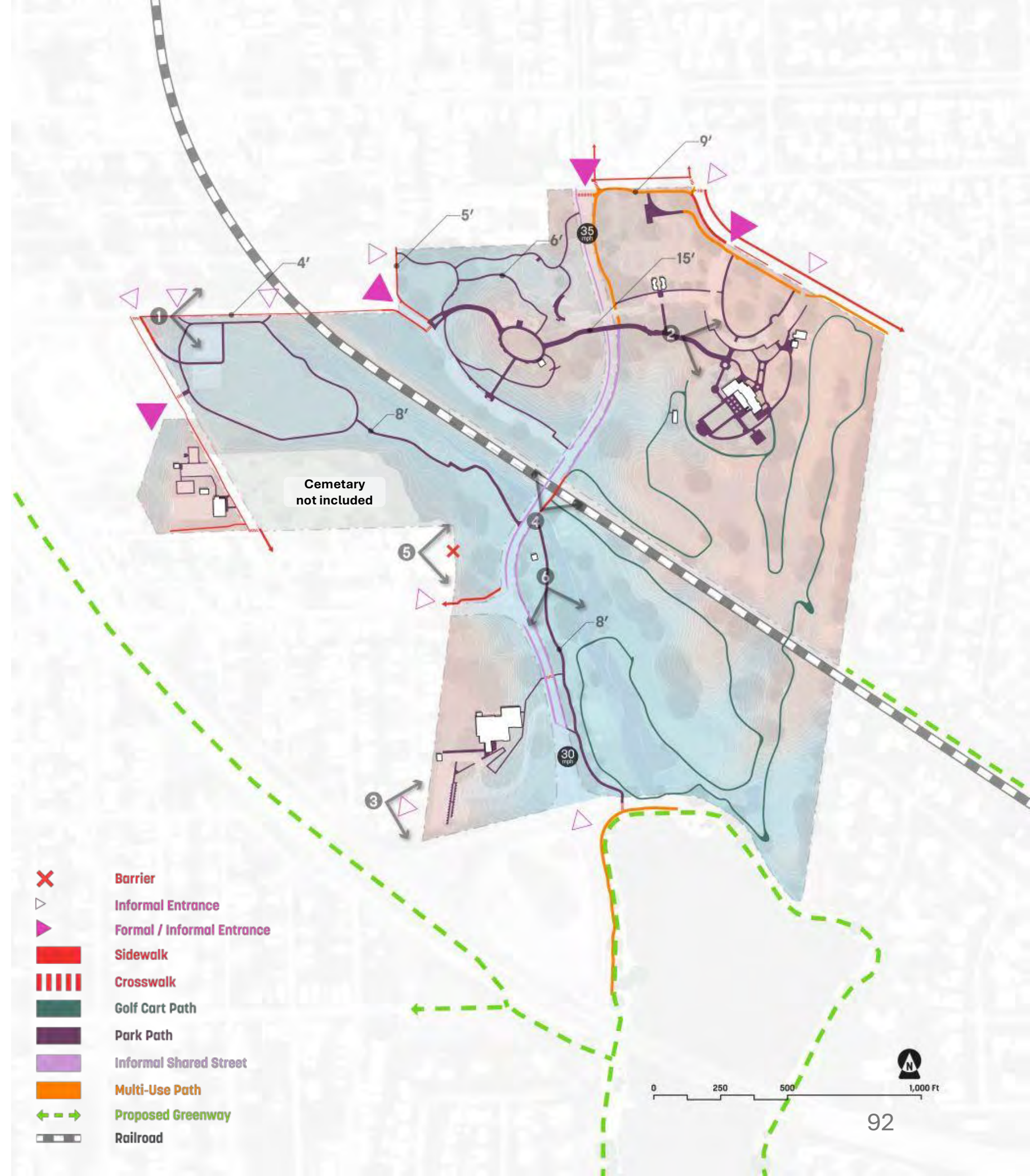
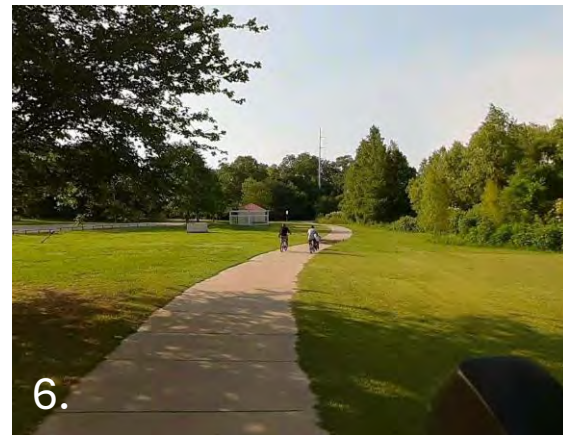
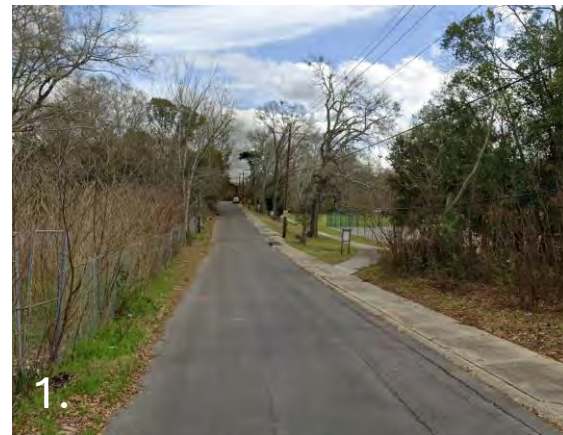
# SITE BICYCLE CONNECTIVITY

- 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

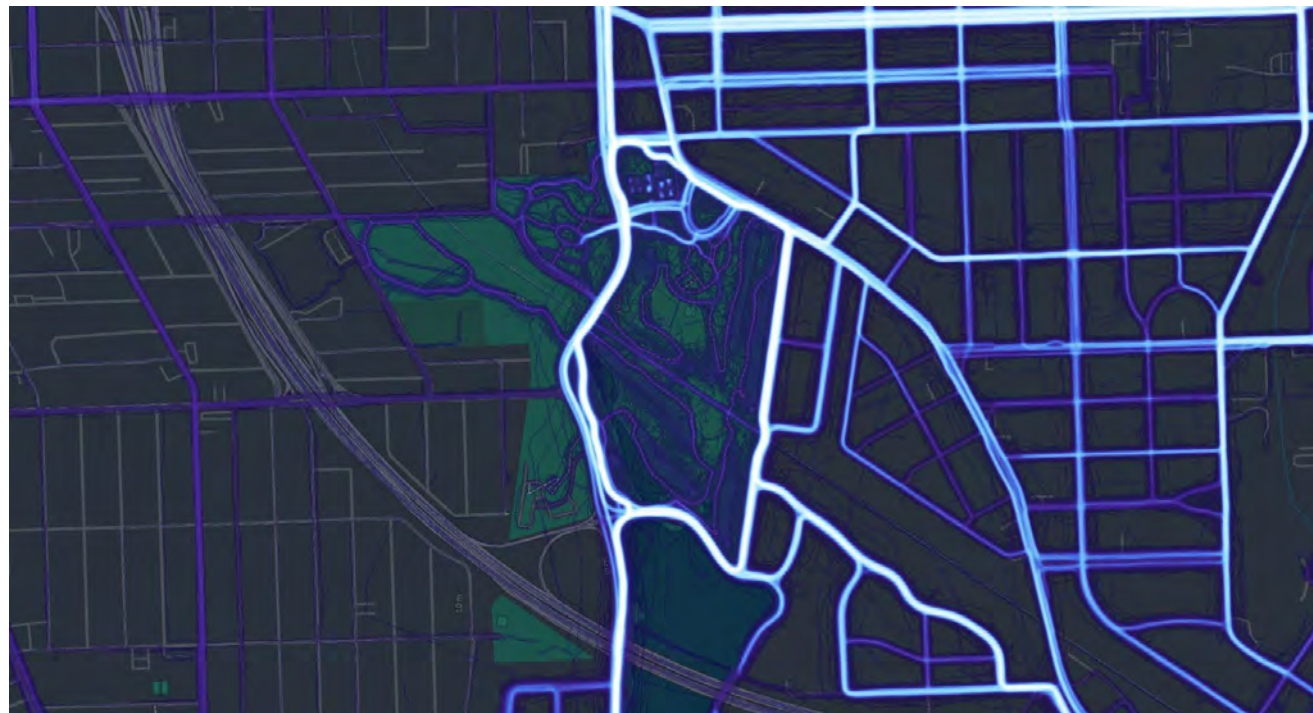
# SITE PEDESTRIAN CONNECTIVITY



## 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

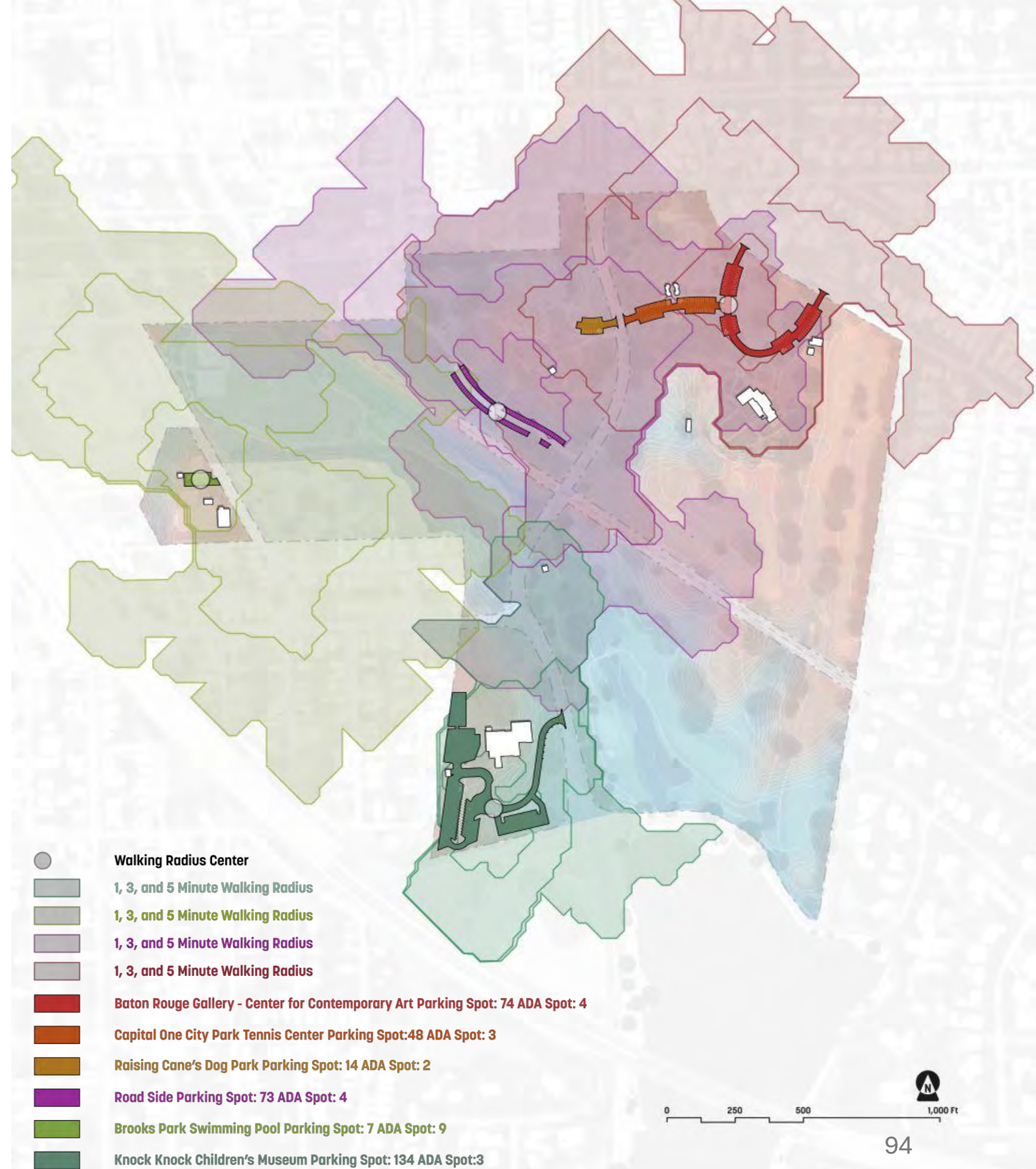
Strava



## Connectivity

# PARKING & LOADING

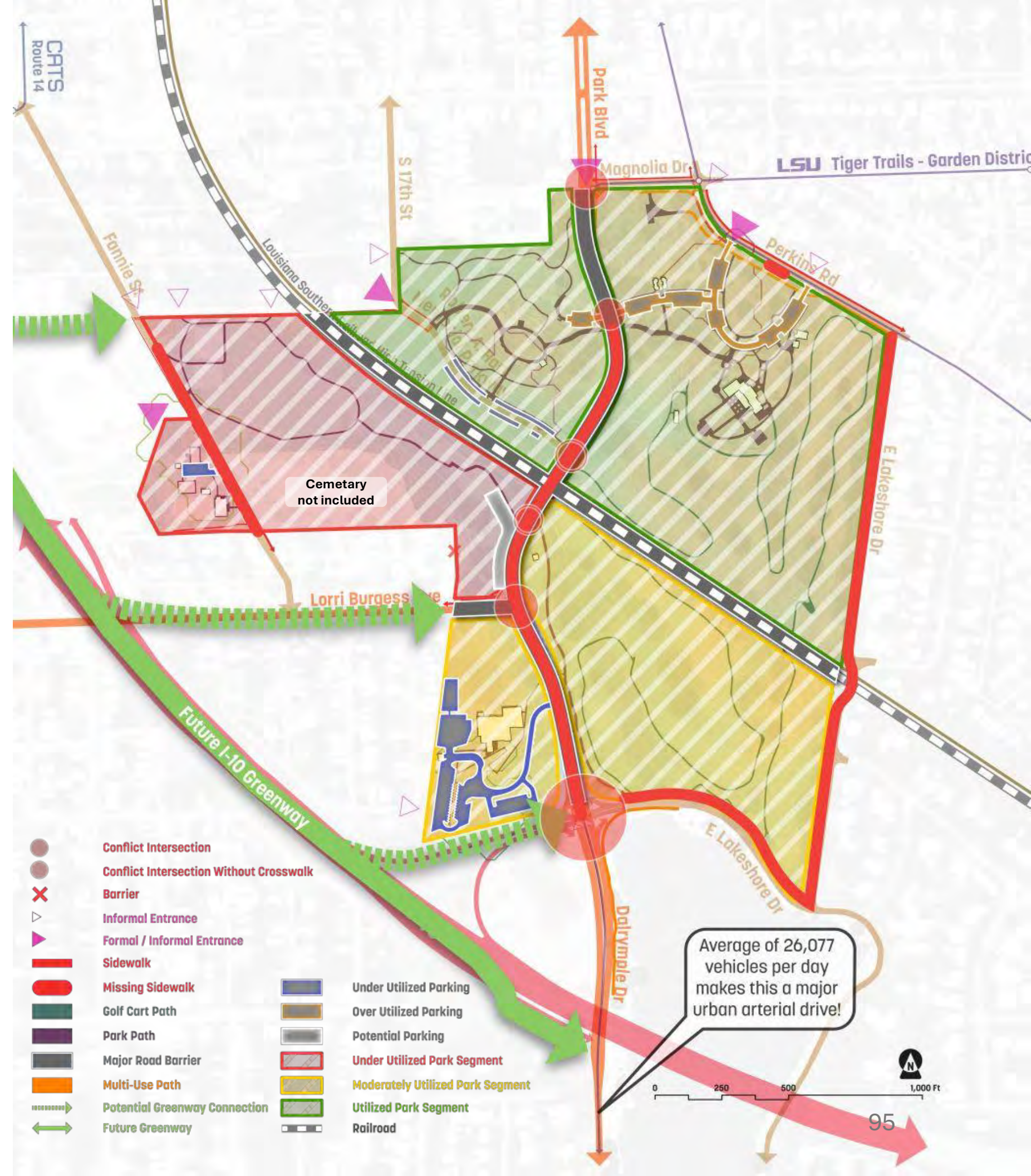
- The western section of the park feels underserved by parking
- Roadside parking along Robert A. Hart Memorial Parkway is underutilized as it requires crossing and walking along Dalrymple
- Parking at the bottom of hill is underutilized while the ones on the top of the hill are overcrowded sometimes



## 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



# 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



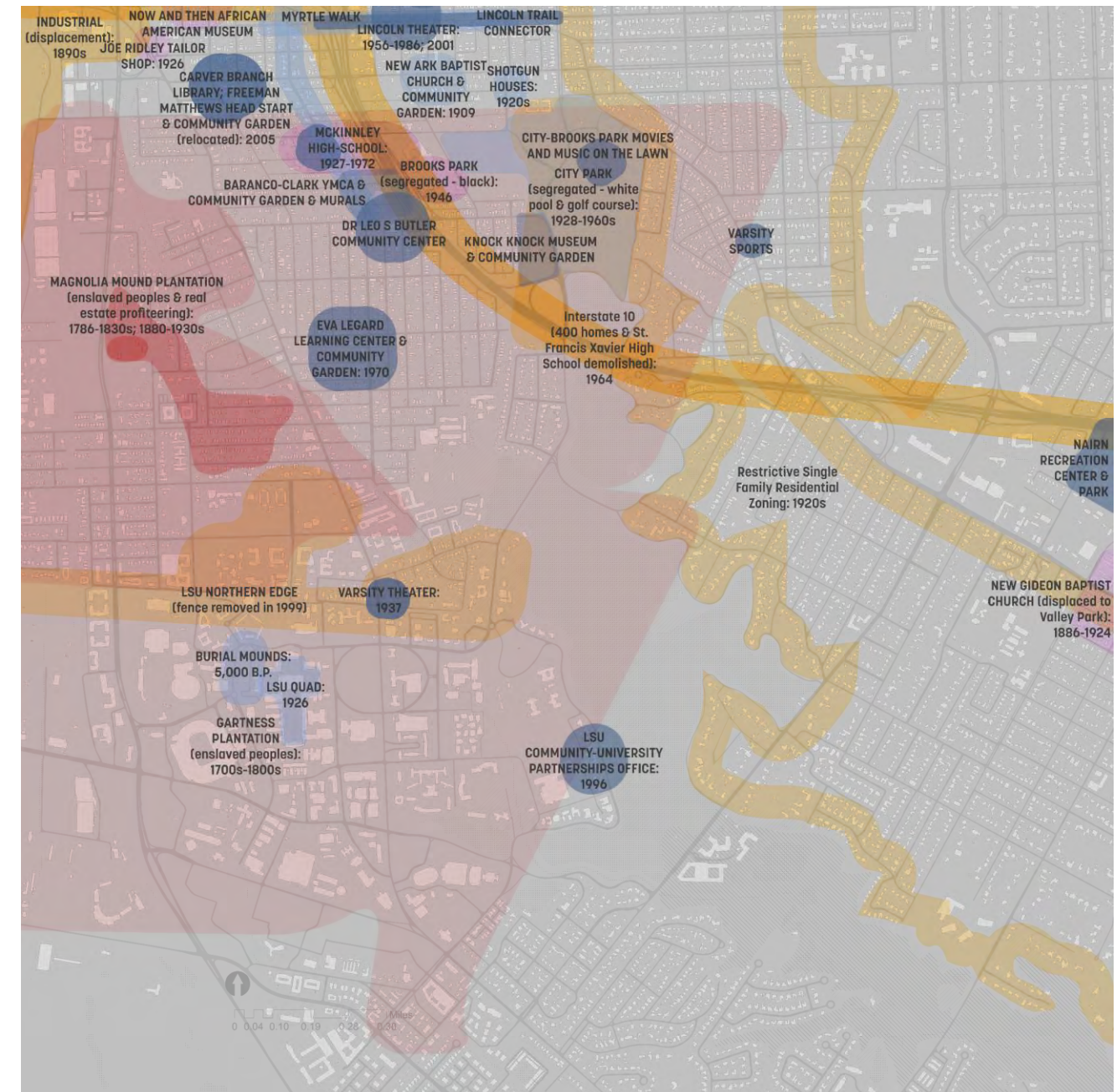
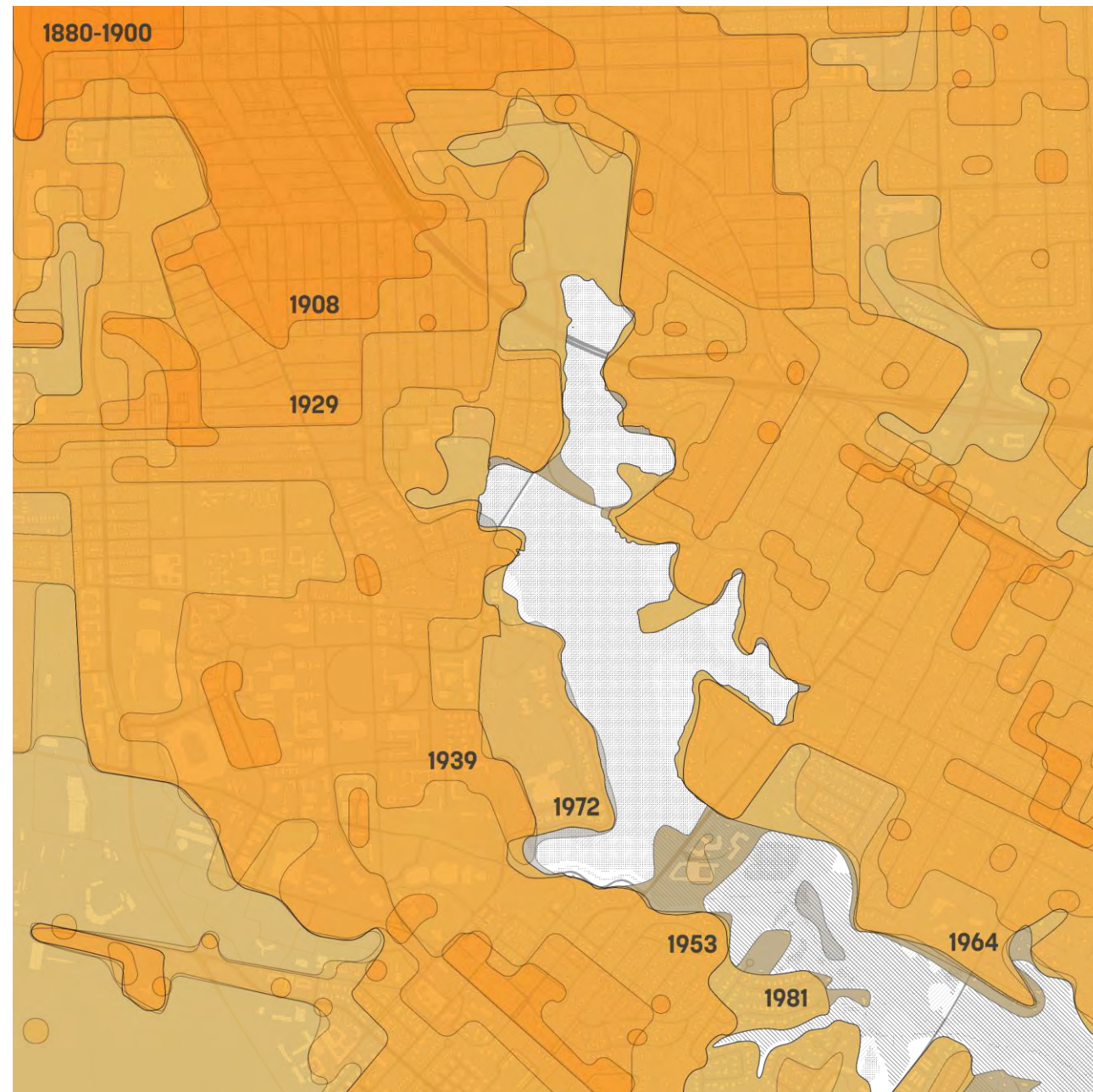
**TODAY**



# History & Culture

## REGIONAL HISTORY

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



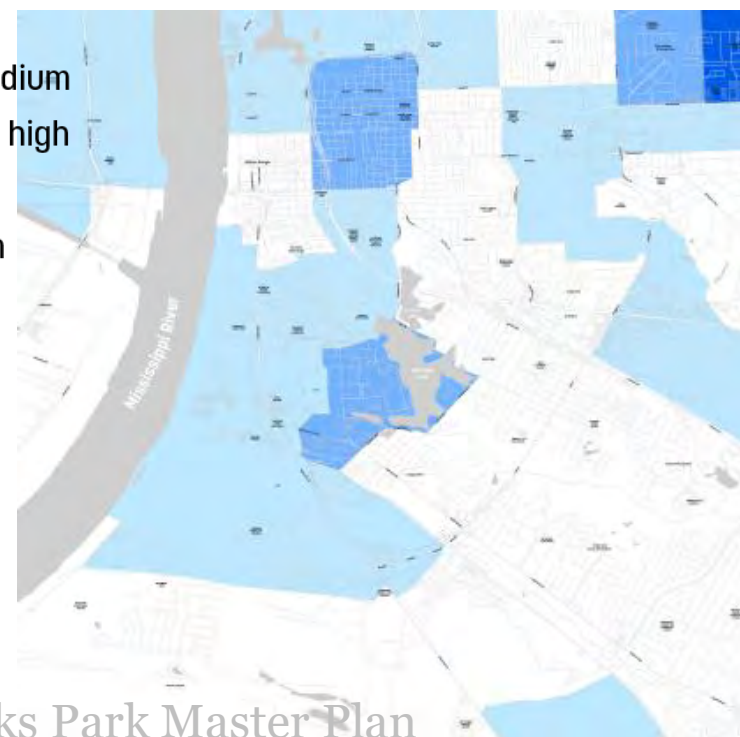
## History & Culture

# DEMOGRAPHICS & POPULATION

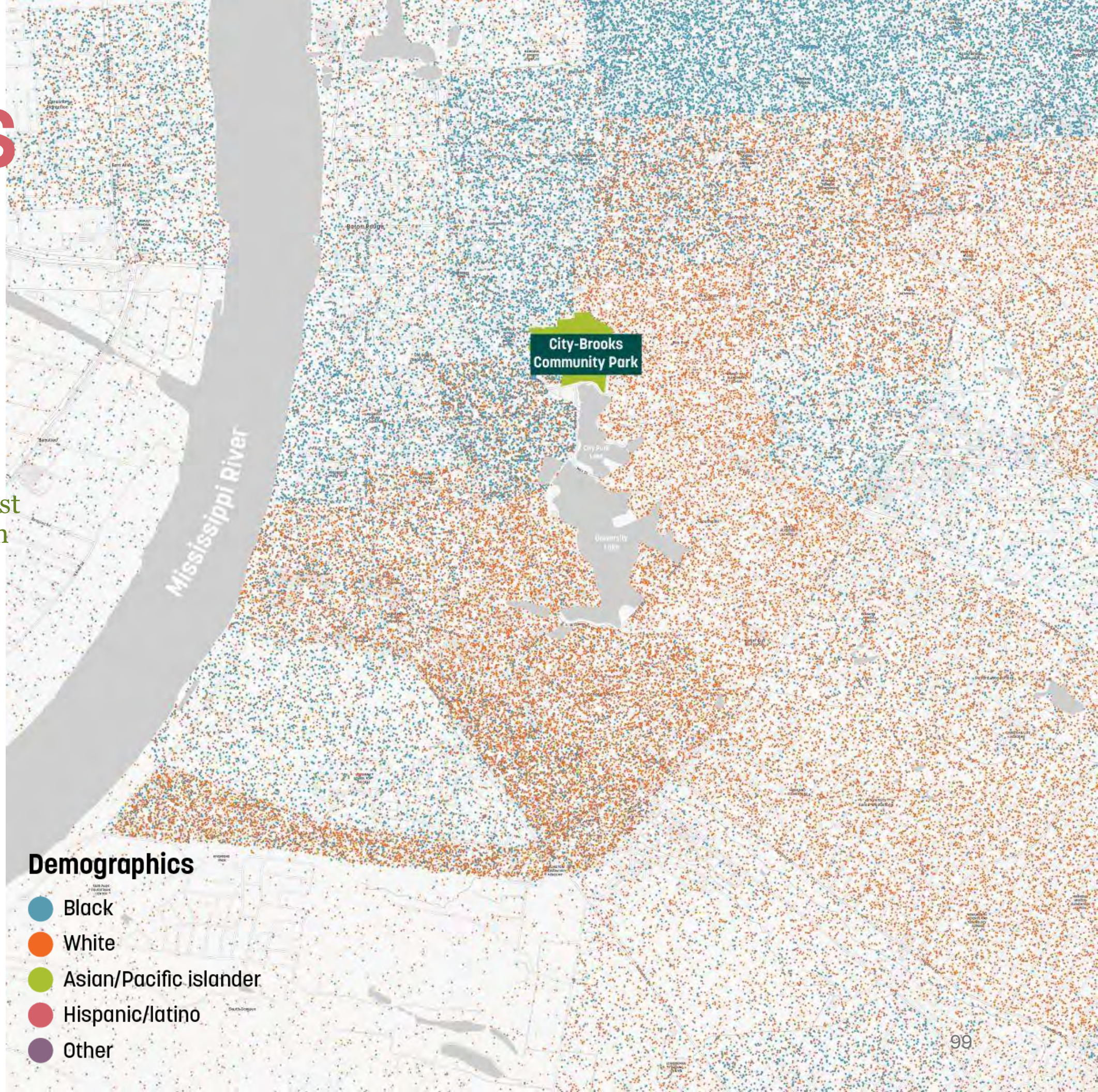
- The spatial distribution of demographic groups surrounding City-Brooks Park reflects a history of discriminatory practices
- City-Brooks Park lies at the intersection between predominately white and predominately black neighborhoods.
- Lower income neighborhoods to the West are also at a lower elevation,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

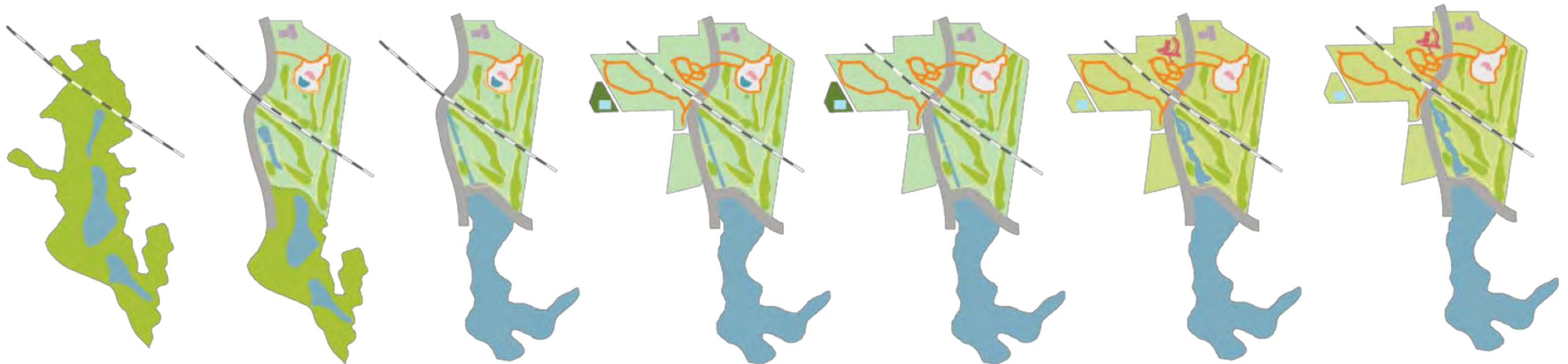
# CITY-BROOKS PARK OVER TIME

- 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

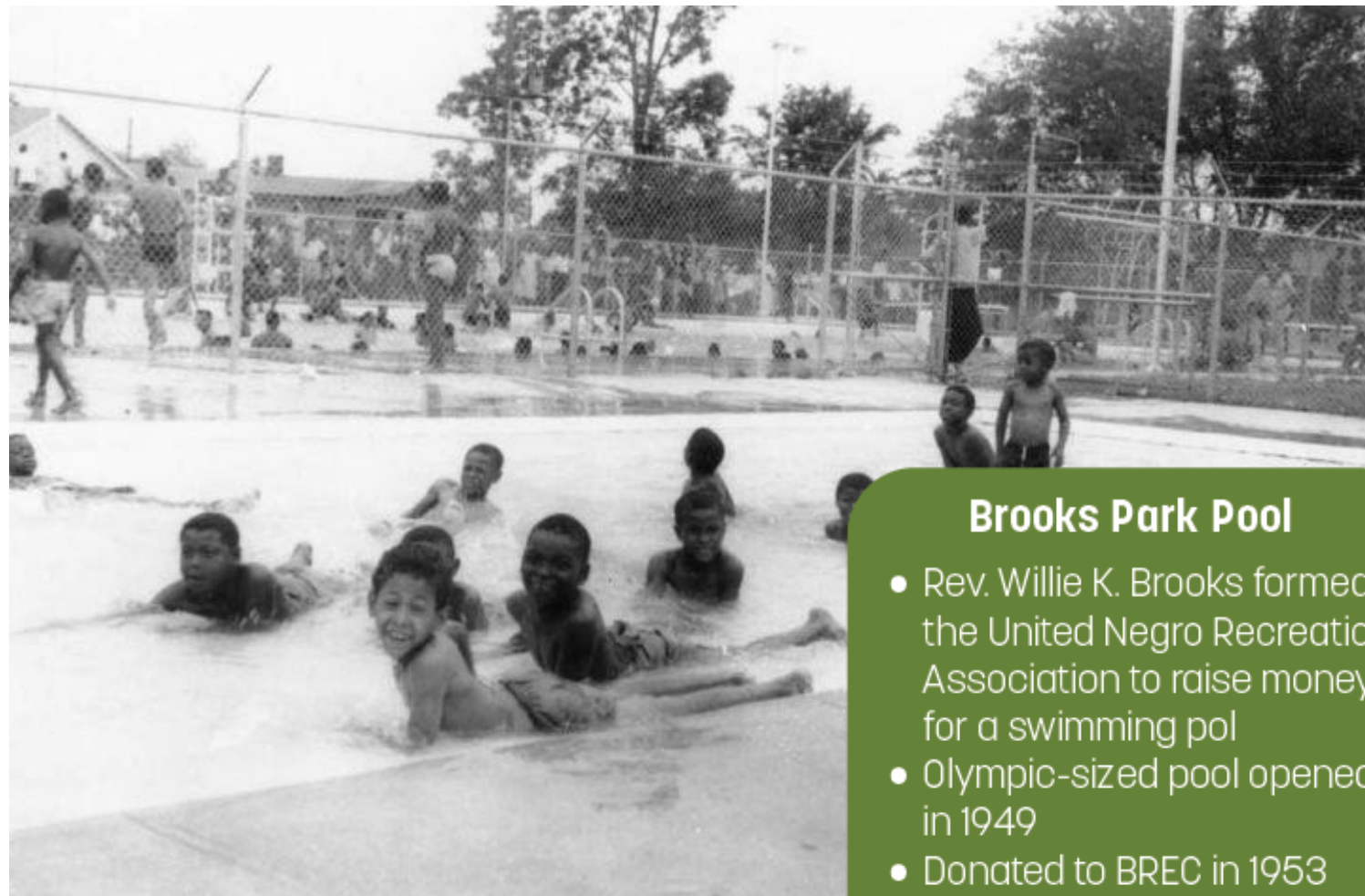
Honor the site's layered history and acknowledge past harms, while healing and reconnecting these places through a contemporary, inclusive framework that celebrates culture, community, and shared ownership.



## 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

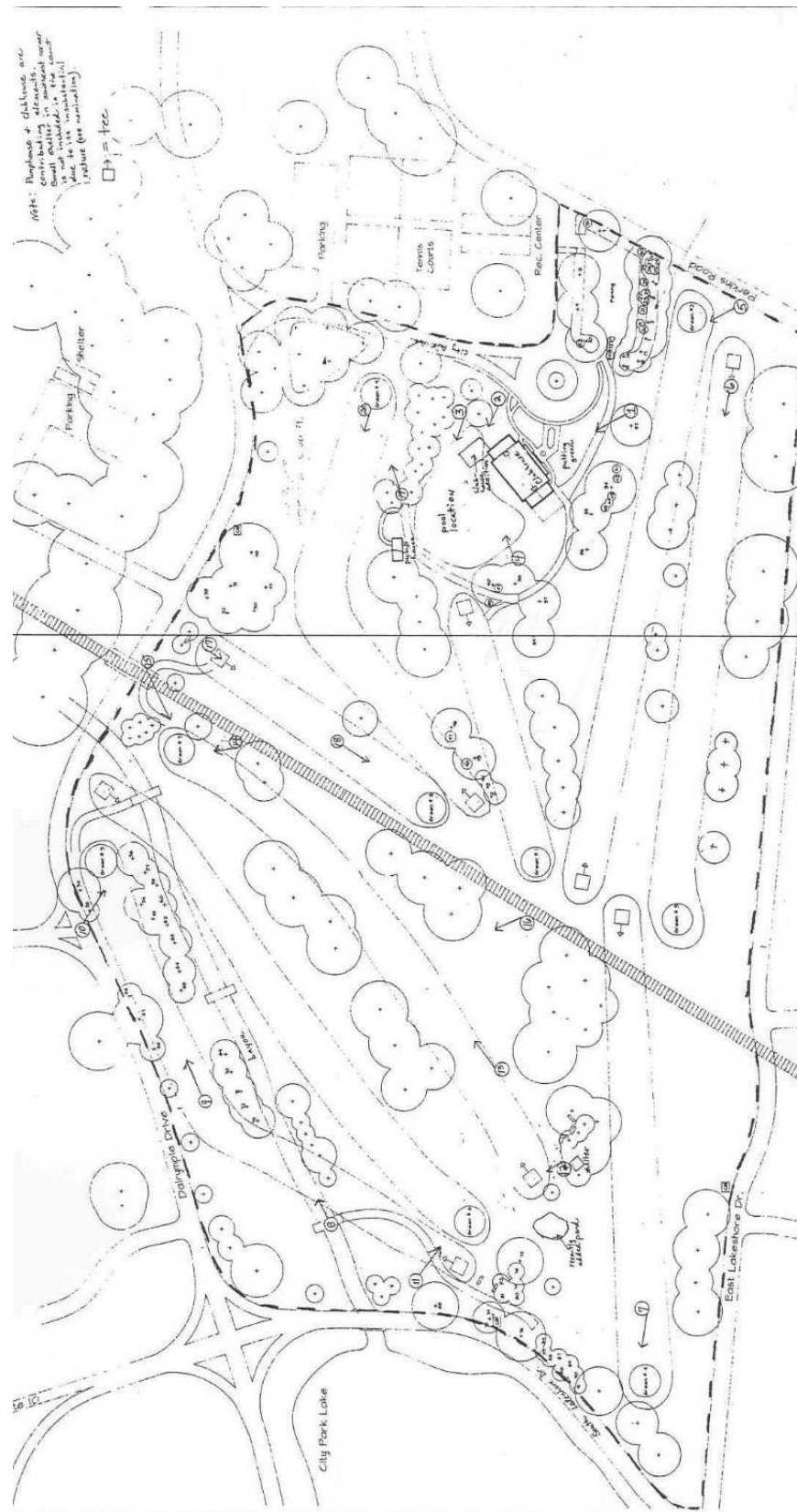
- Cart paths
- Pedestrian bridges
- Bayou Duplantier
- Newly graded areas
- Historic resource as listed in NRHP
- Site elements that differ from original site plan

# History & Culture

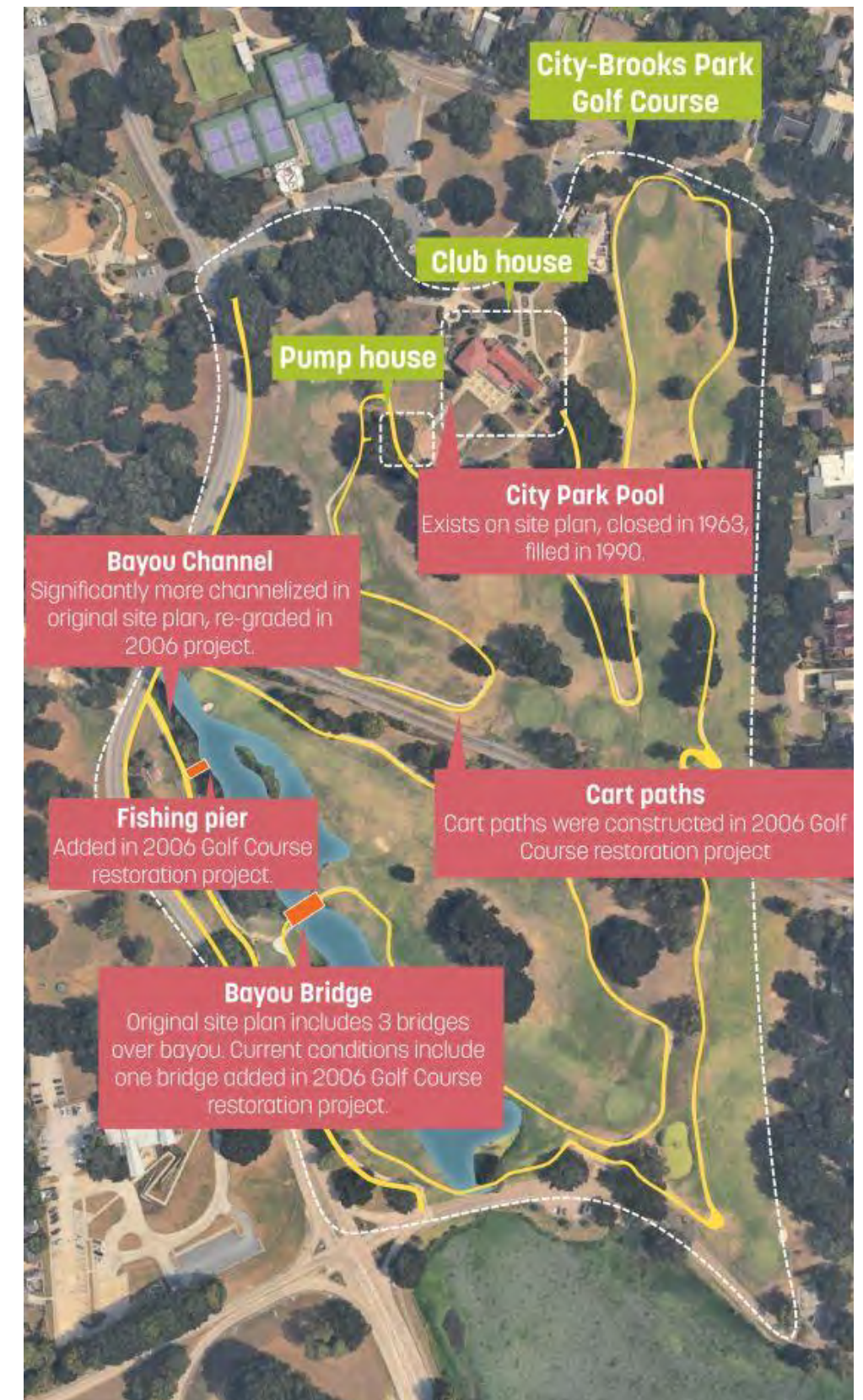
## CITY PARK GOLF COURSE

- 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



## 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

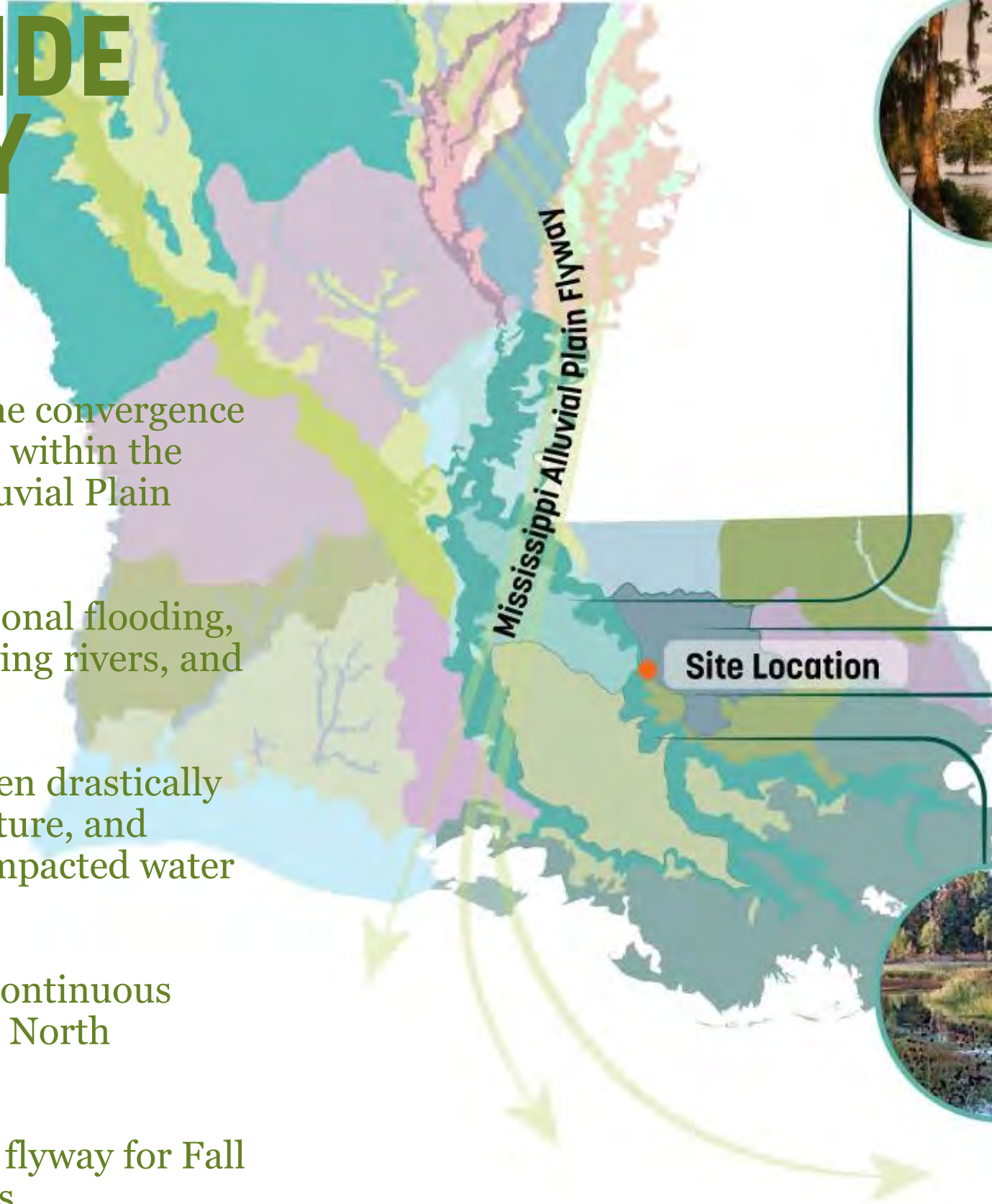


City-Brooks Park functions currently as an ornamental & static landscape in a region known for its ecological and hydrological fluidity and diversity. To truly serve its context, a shift is needed towards more of a living system. This is a living landscape being treated like a static one.

# 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.

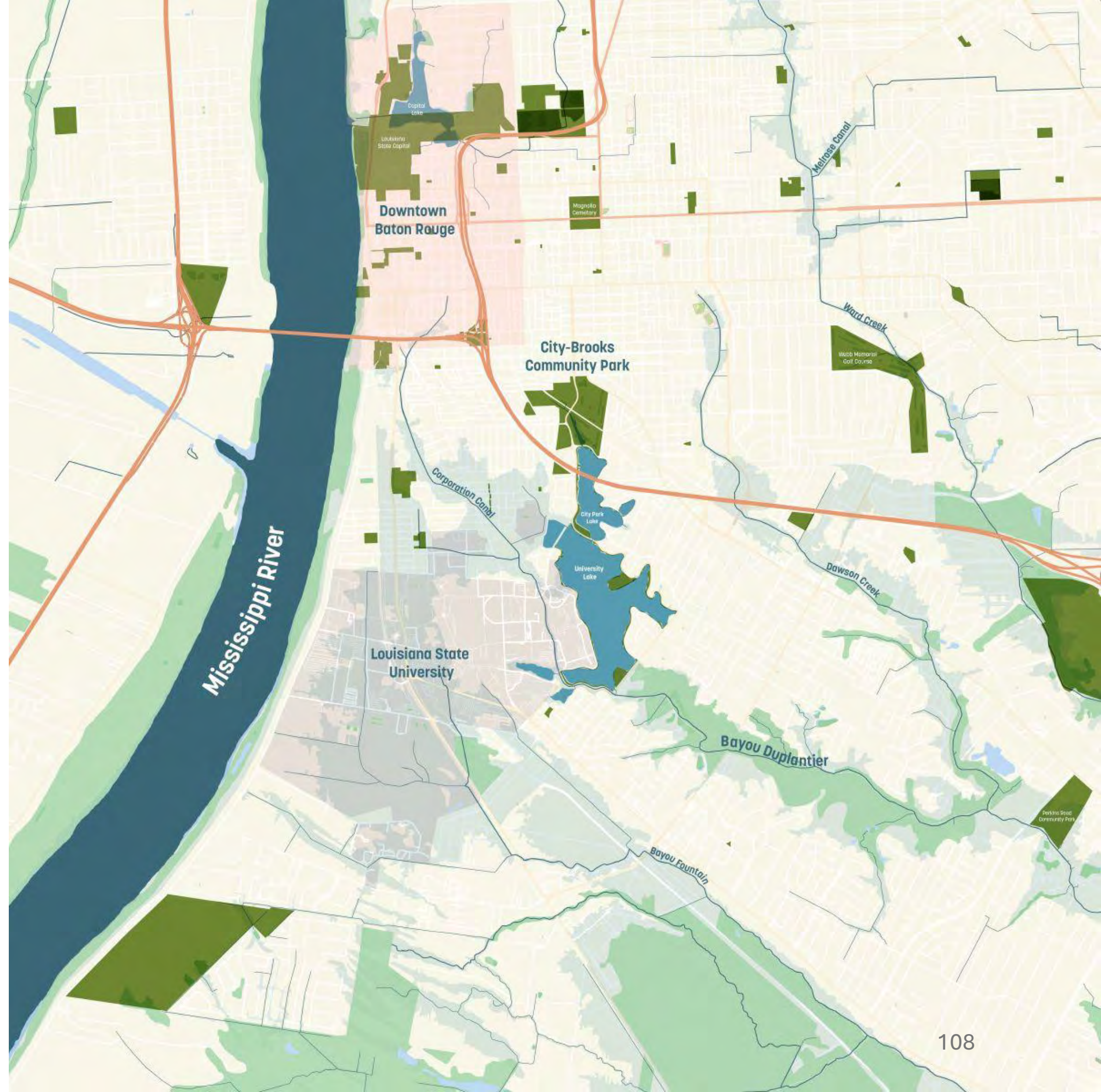
# Environment

## 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

Fannie St

Park Blvd

Perkins Rd



### Ornamental Landscape Plaza



Primarily ornamental species, planted around the clubhouse

### 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.

### Golf course



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

### Field



Highly manicured landscape with minimal species diversity and habitat value.

### Riparian corridor



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

### 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.

### Upland



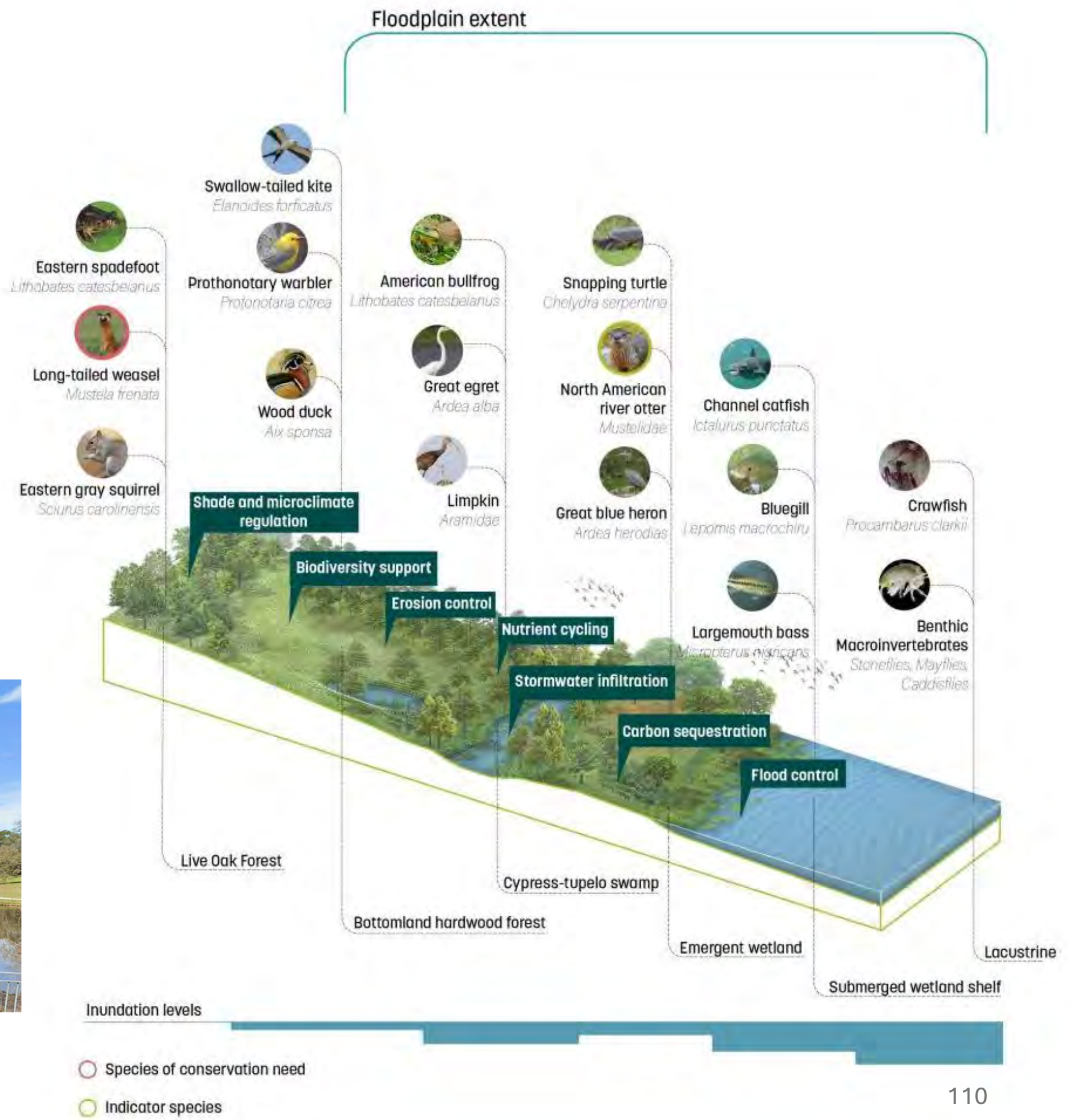
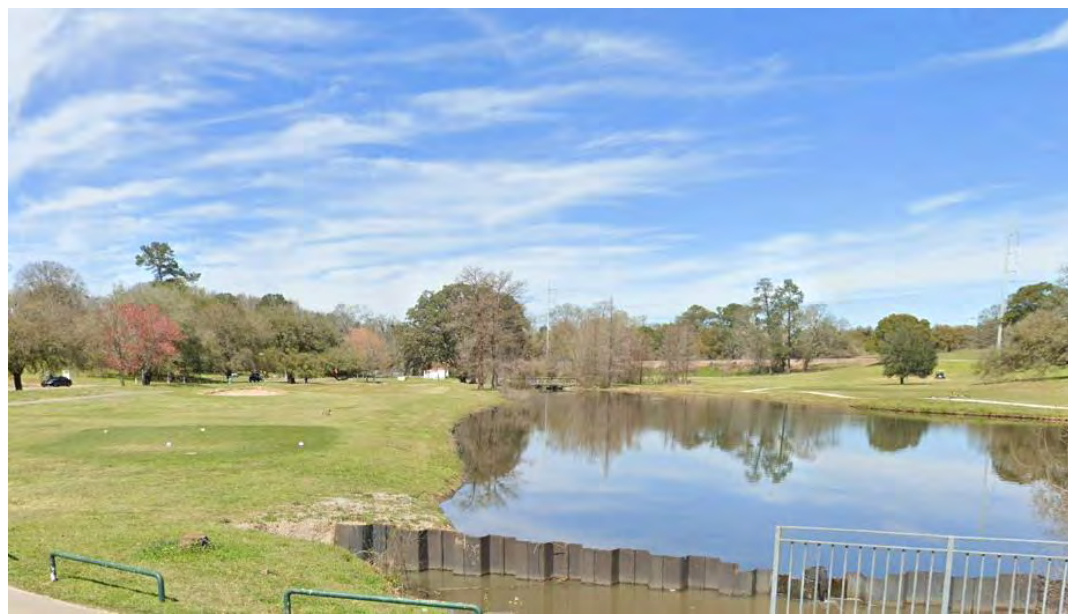
Primarily Southern Live Oak.

# 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.

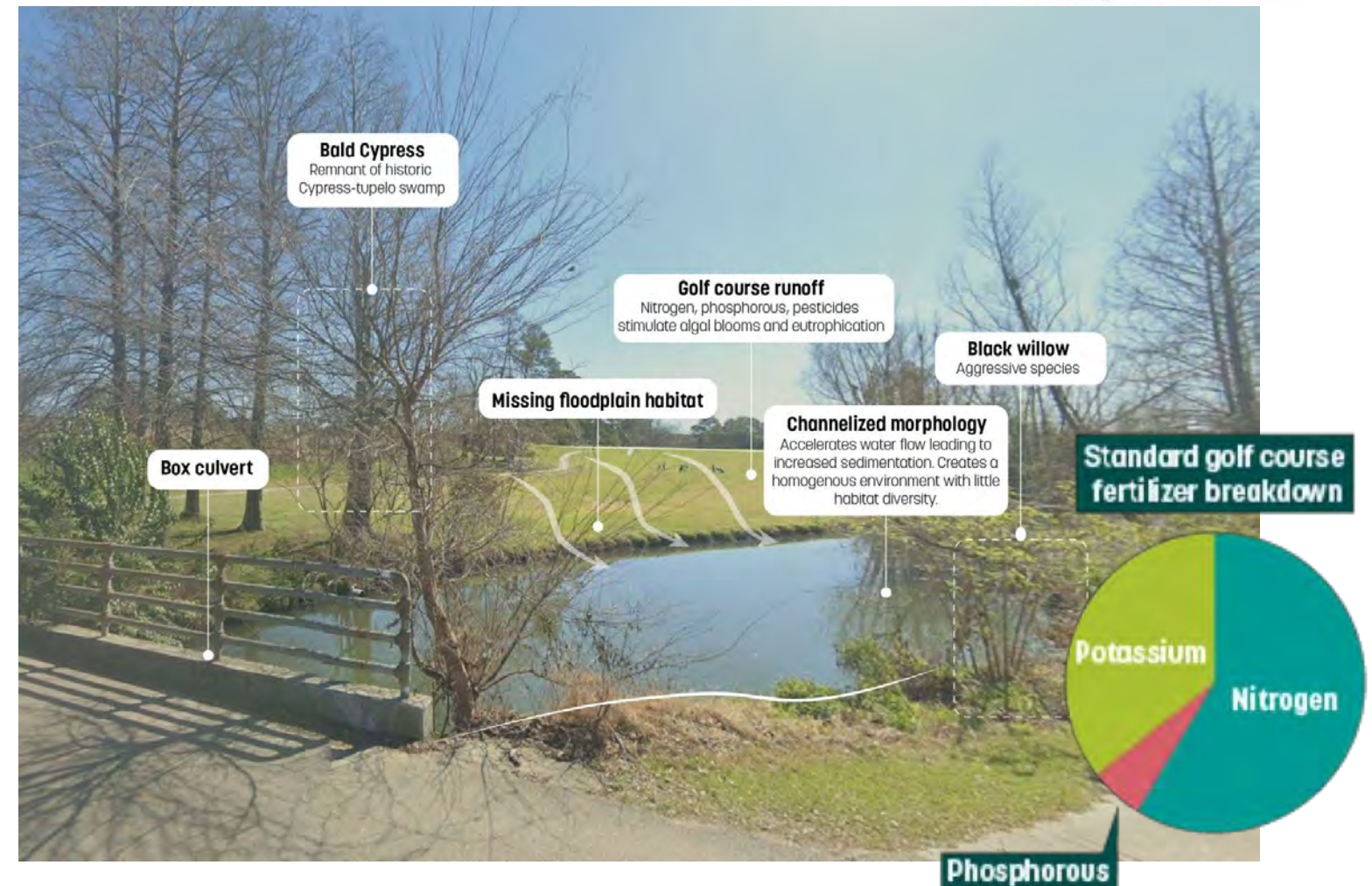
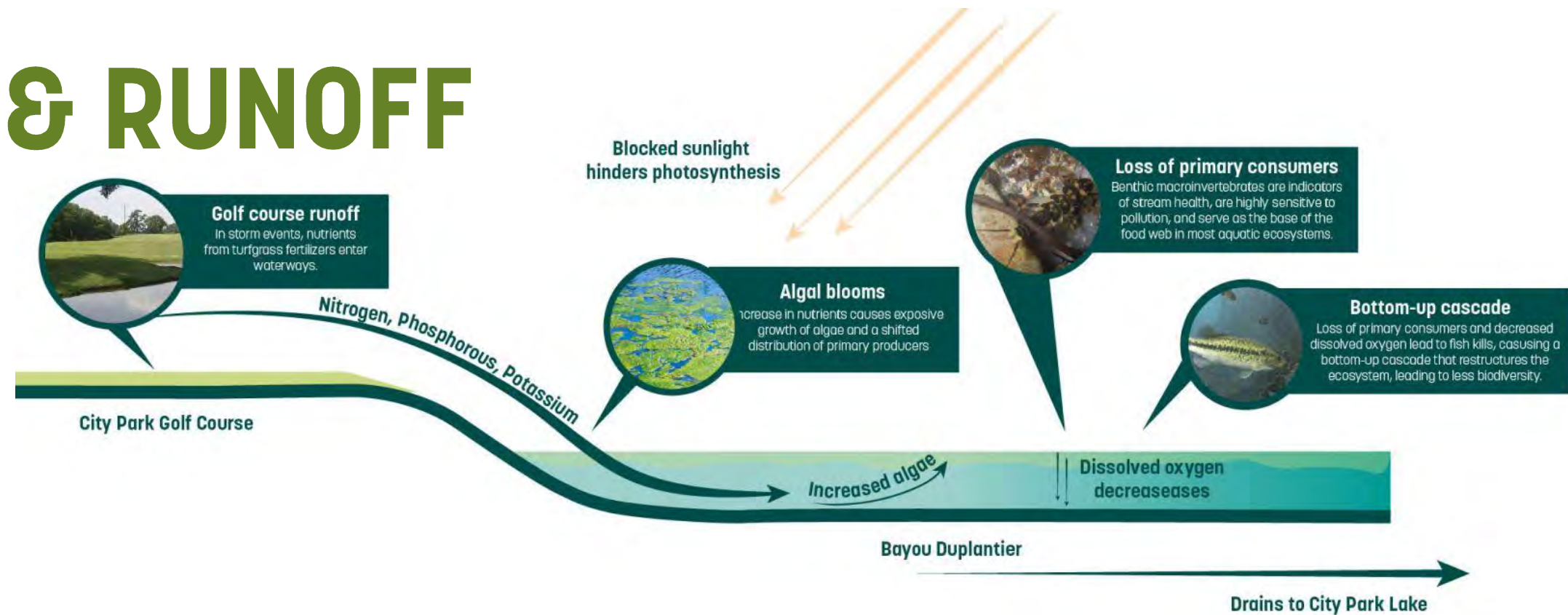
## Current conditions



# 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*

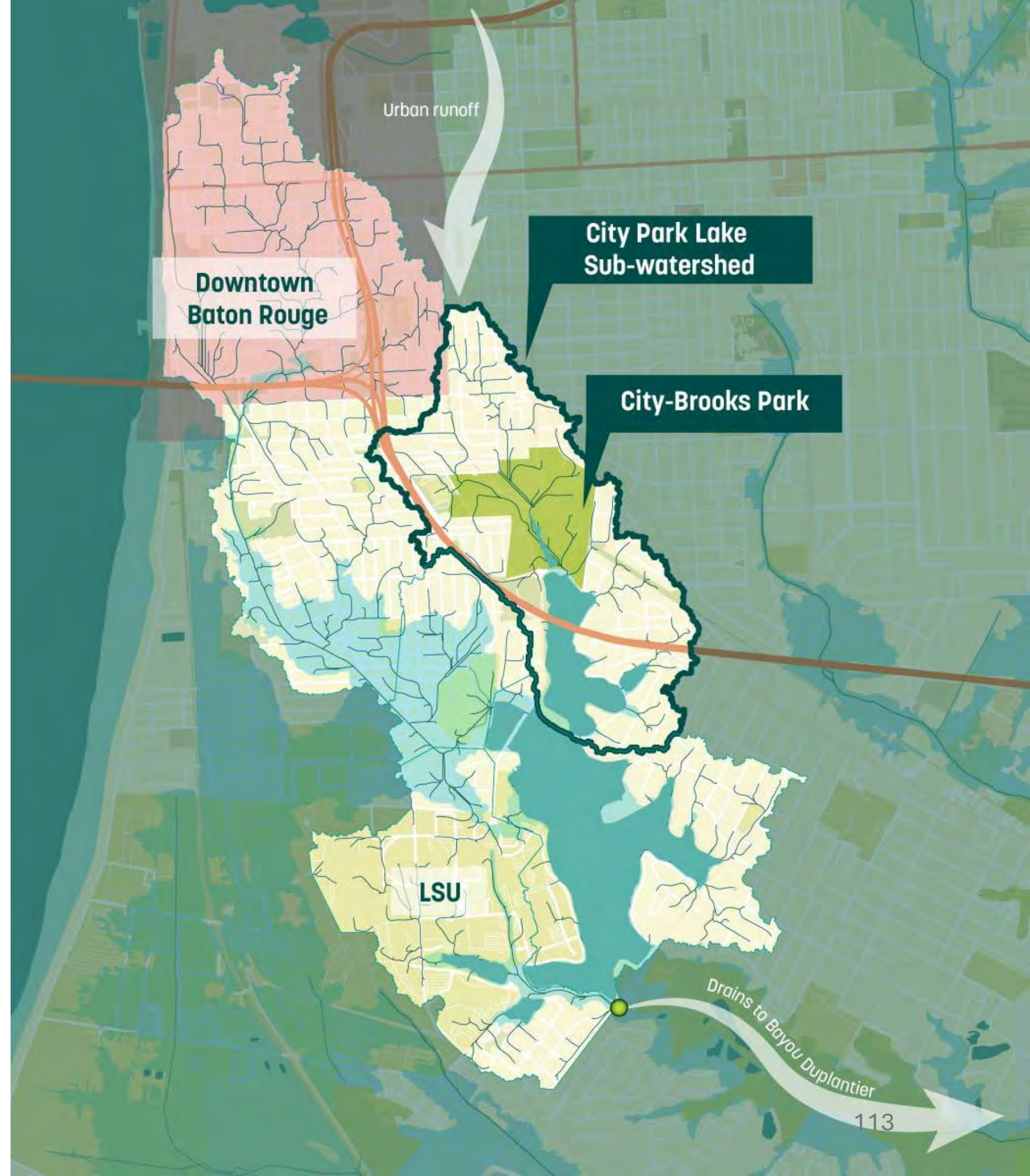
# Environment

## 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

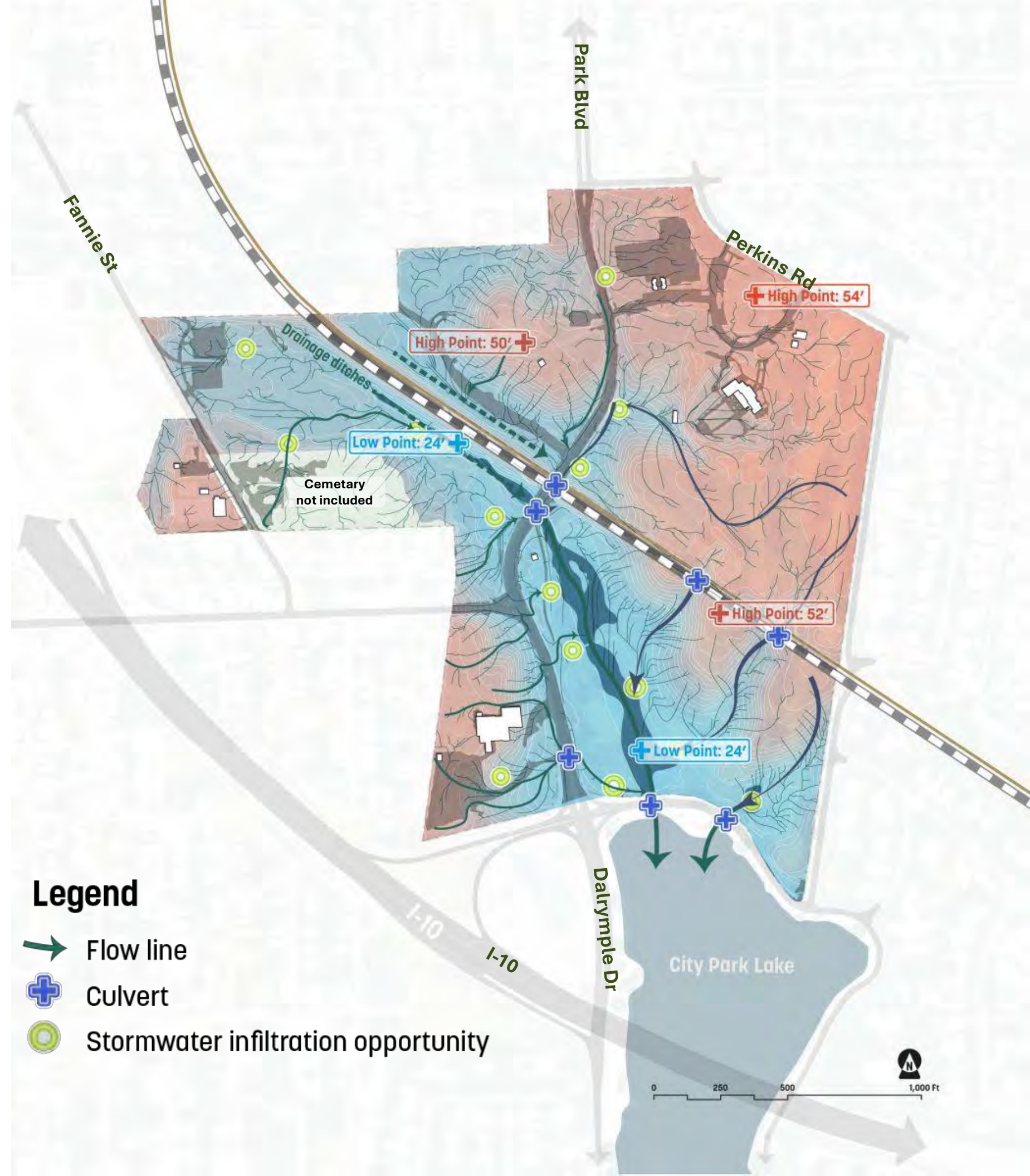


## Environment

# 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

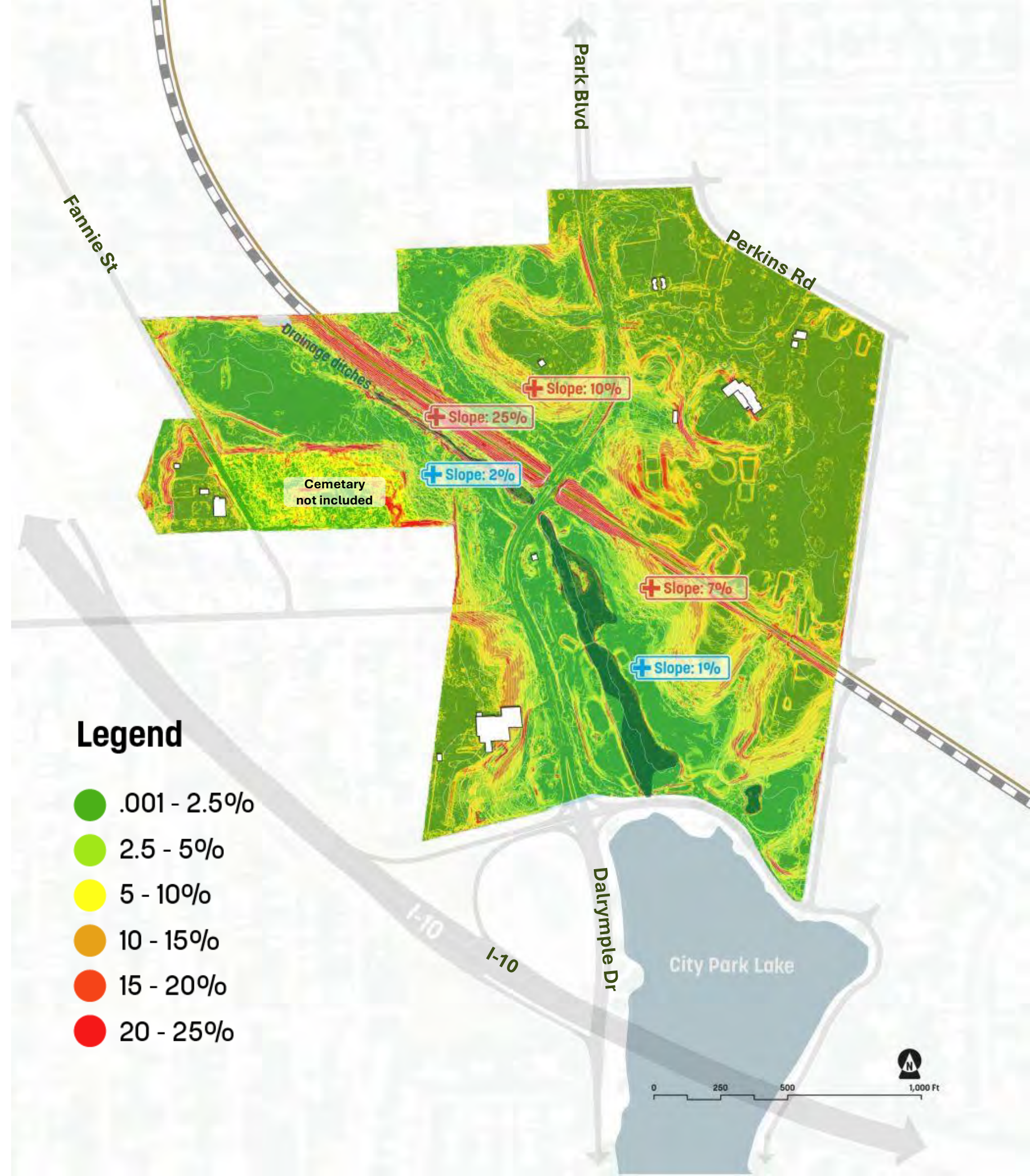
# SITE SLOPE ANALYSIS

- 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

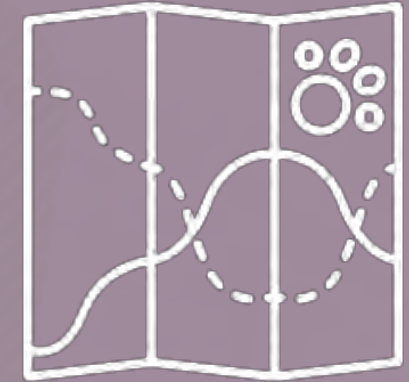
- City-Brooks Park underperforms relative to its scale and ecological function is concentrated to a few marginal zones.
- Live oak trees must be preserved
- Habitat can be enhanced in riparian corridor area
- Floodplain ecology should be created to slow waterflow and filter water before it enters City 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 Golf Course Clubhouse

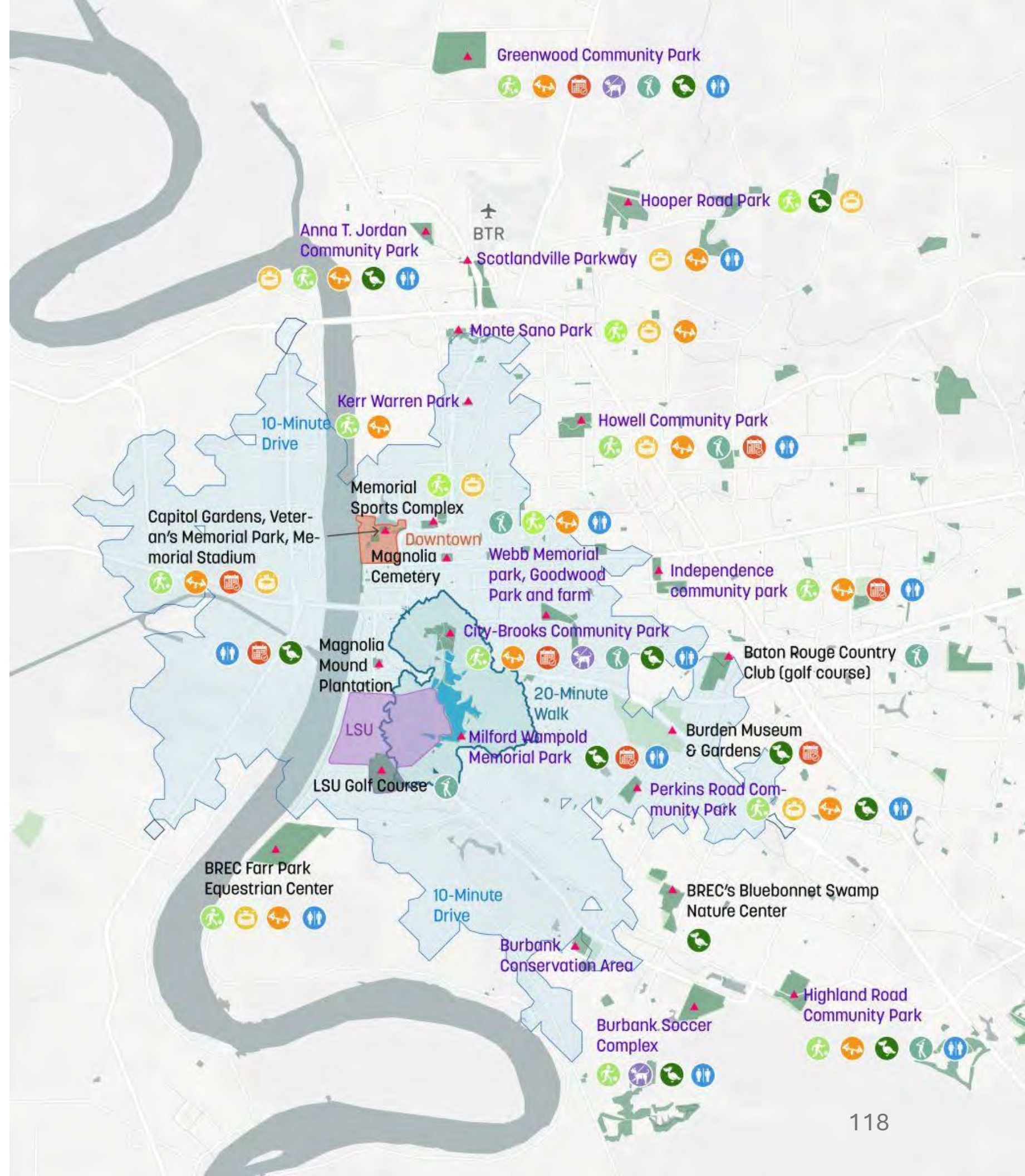


City-Brooks Park is positioned to become the region's everyday landscape and central park. A place that supports daily routines as much as special occasions. To do that, program must evolve from a fixed collection of amenities to a flexible framework that can support many kinds of life, across ages,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

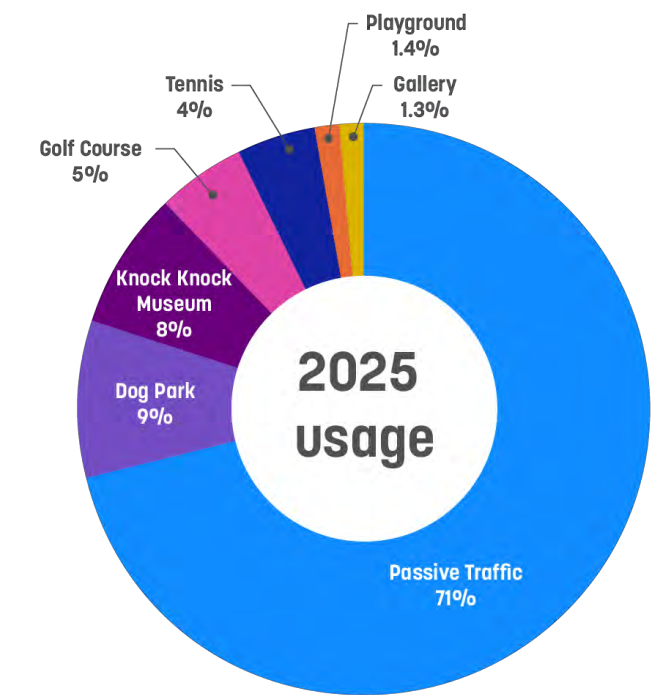
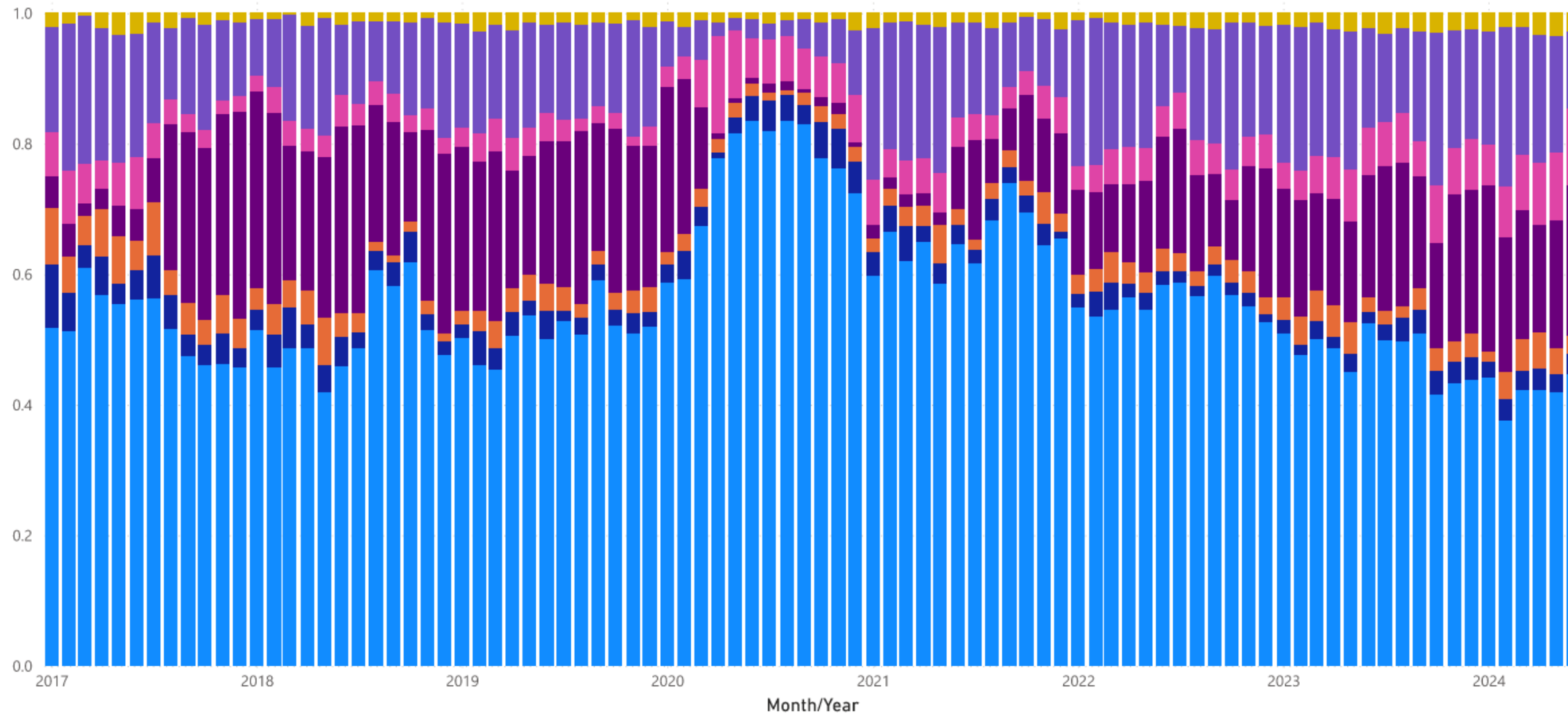
## Program

# 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



**GOLF COURSE**

CONDITION

USAGE



**BATON ROUGE GALLERY**

CONDITION

USAGE



**TENNIS CENTER**

CONDITION

USAGE



**DOG PARK**

CONDITION

USAGE



**PLAYGROUND**

CONDITION

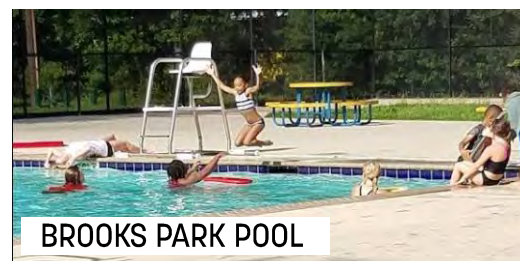
USAGE



**BROOKS PARK REC COURTS**

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

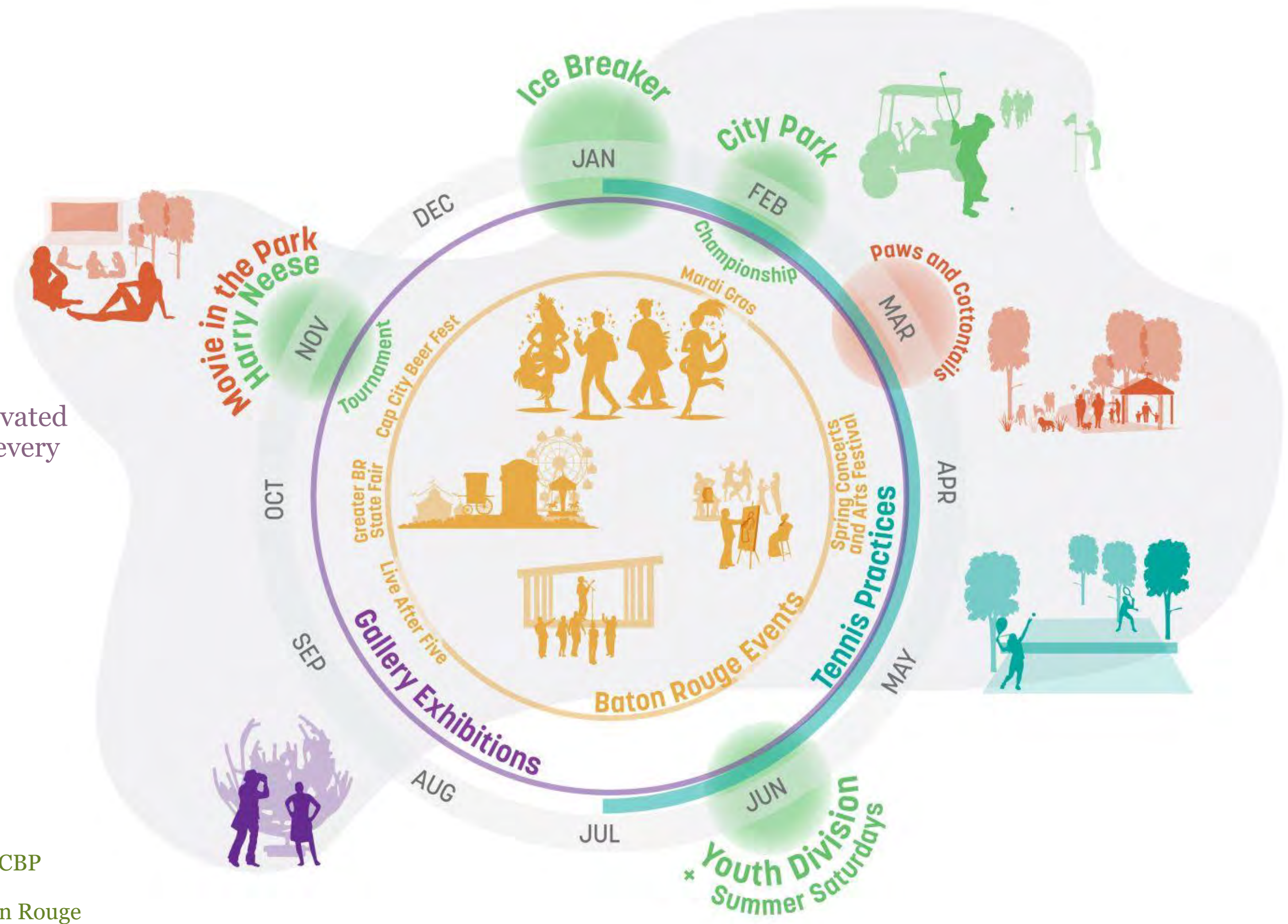
 Non-Accessible Edge



# 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



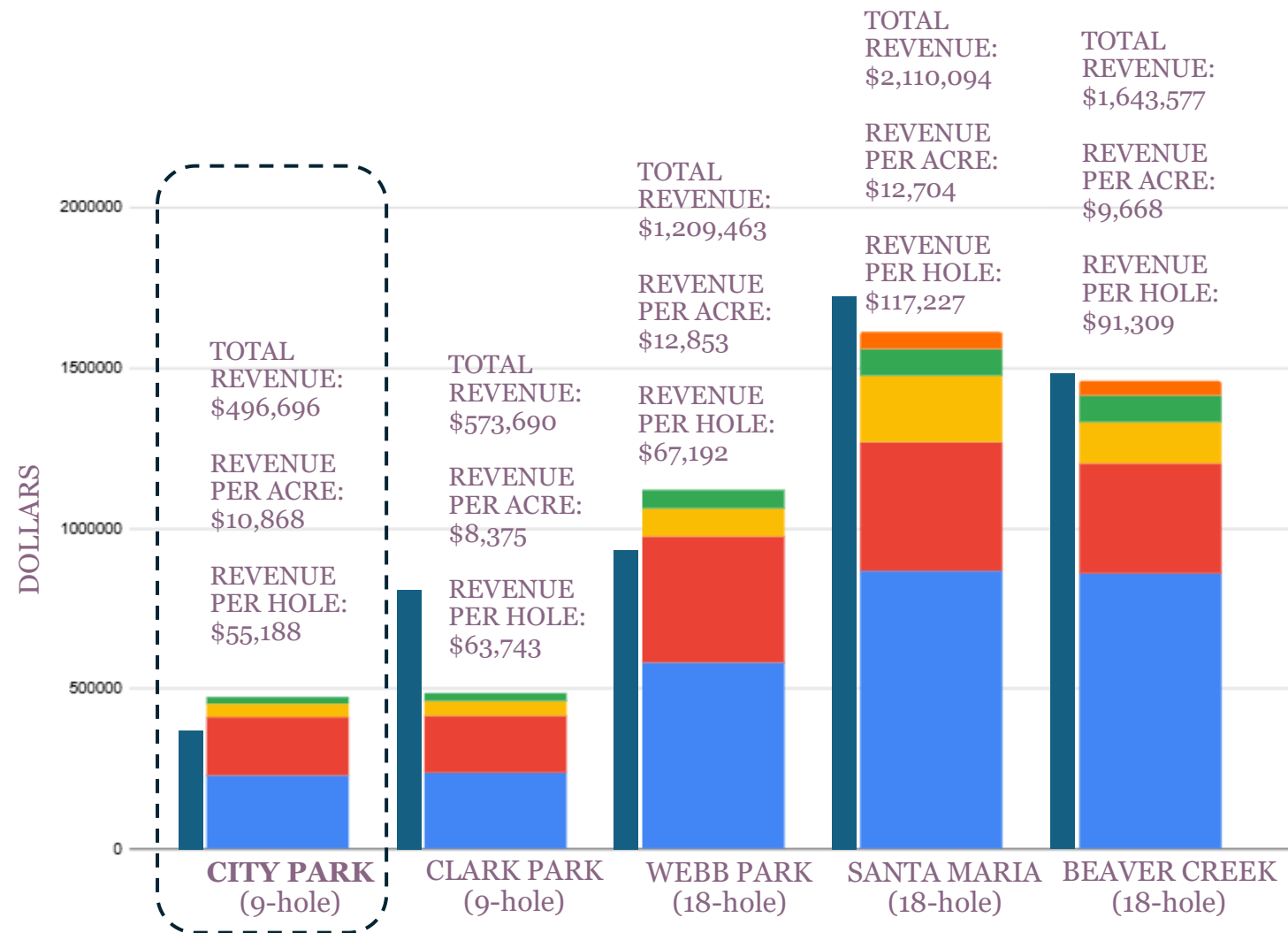
## Program

# SITE CAPACITY

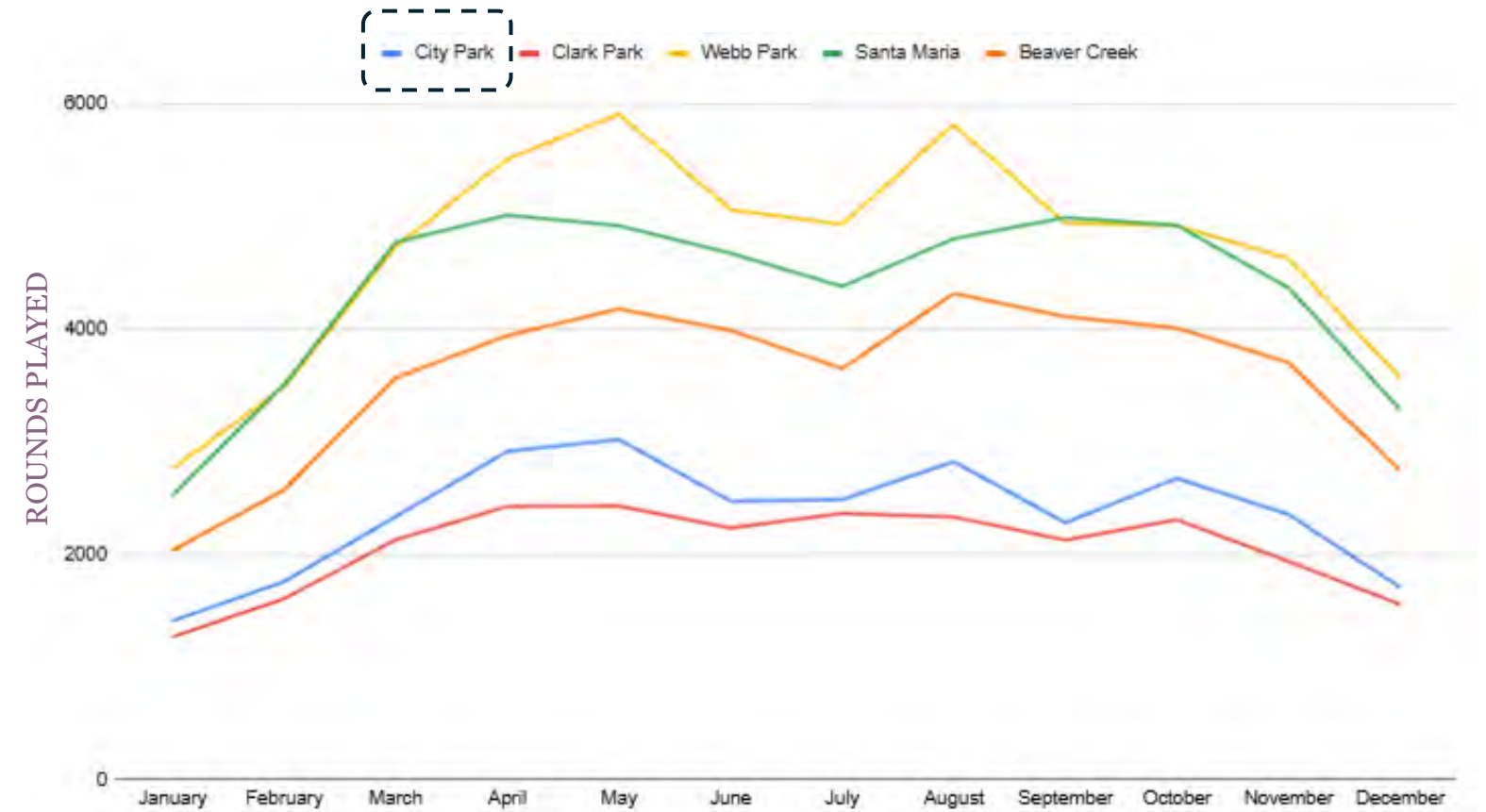
- Even though the site has a large area, the golf course, the steep slopes, the infrastructure like the railroad, and dense tree canopy leave not enough flat available space for large gatherings.
- The programs showing in this diagram are just to bring a sense of scale. They are **NOT** programs we are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



# Program GOLF PROGRAM



2025 YTD Revenue & Expenses



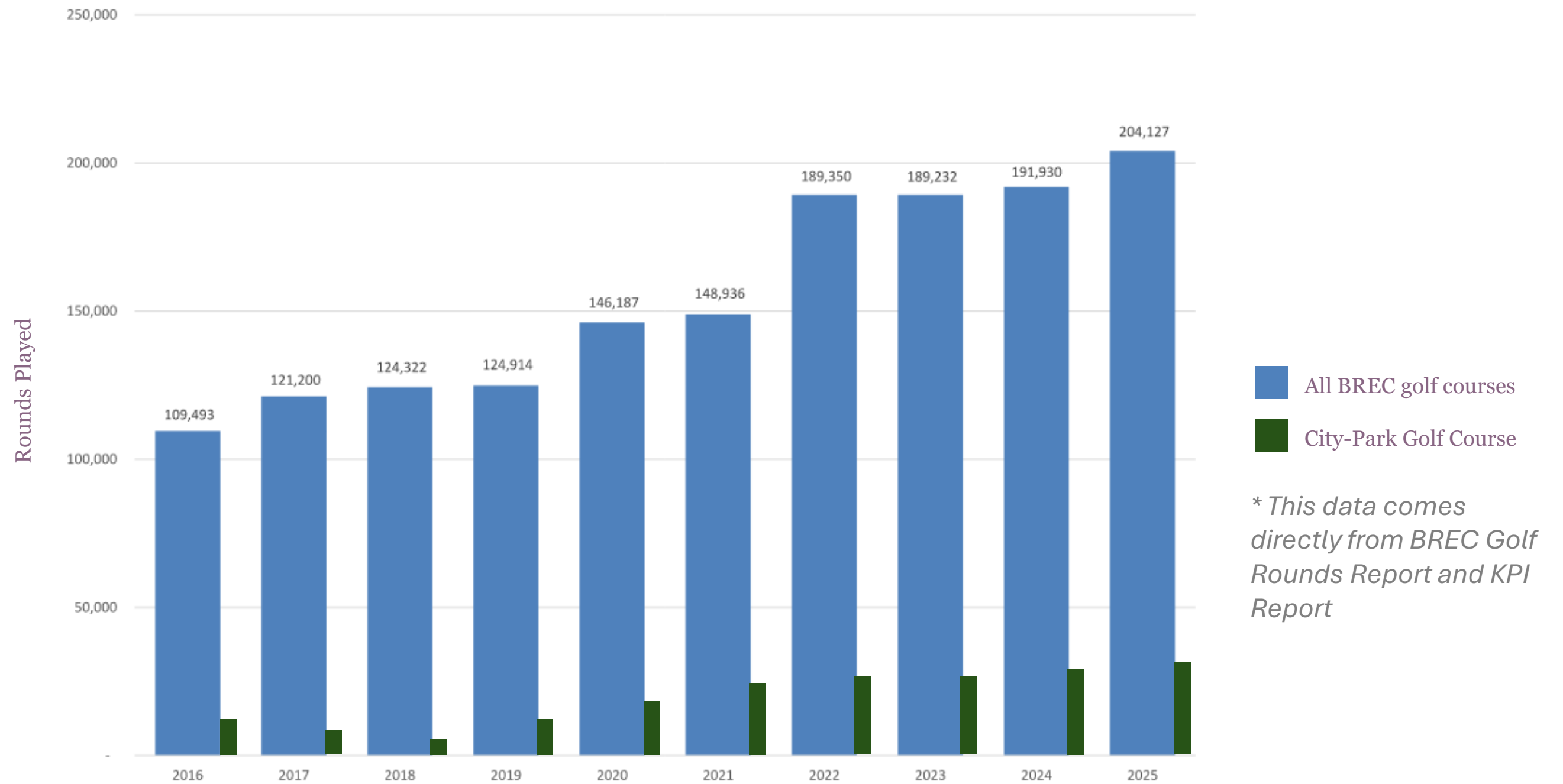
2025 YTD Rounds Played

\* 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





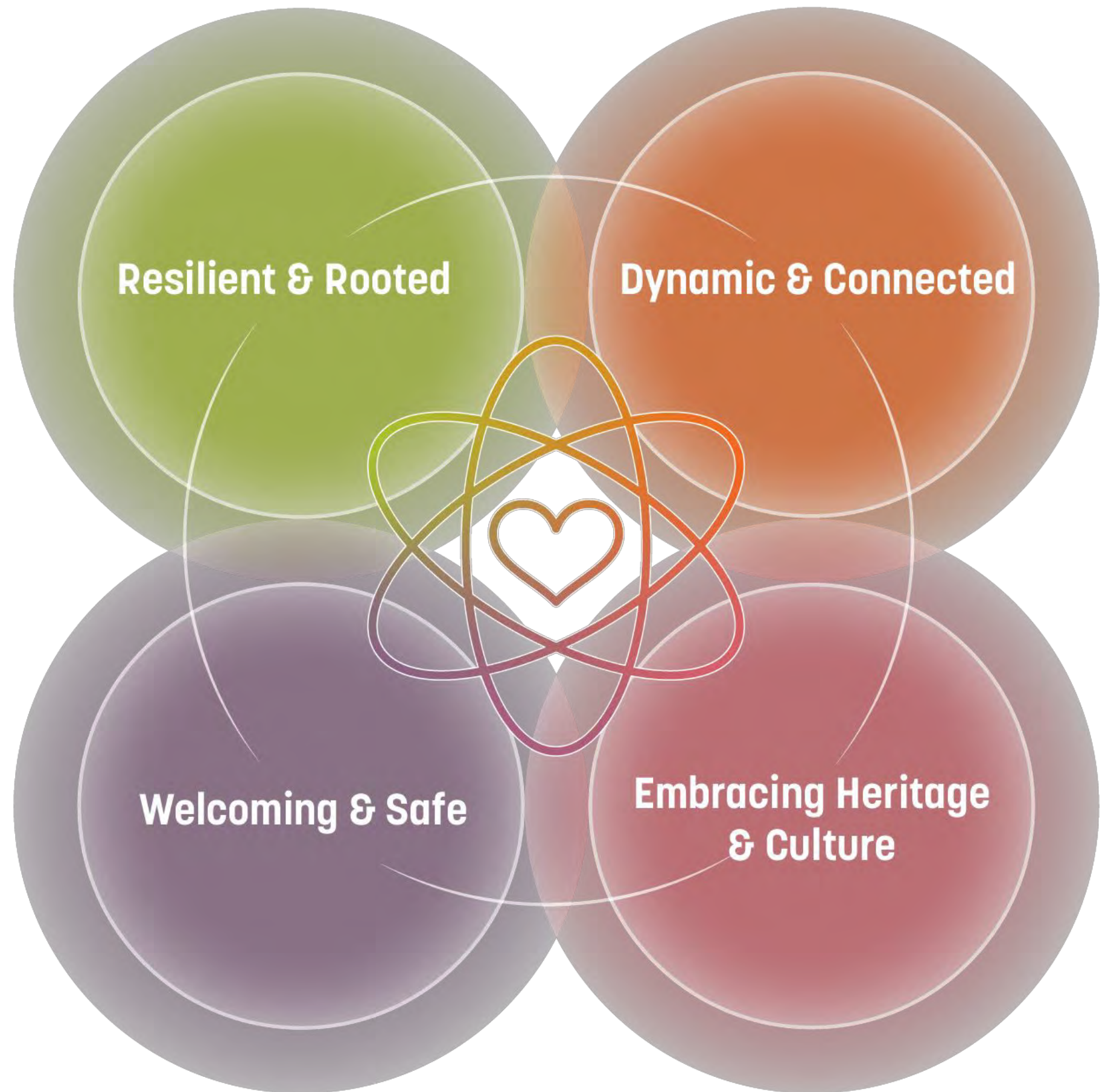
**02**

# **Guiding Principles**

# Guiding Principles

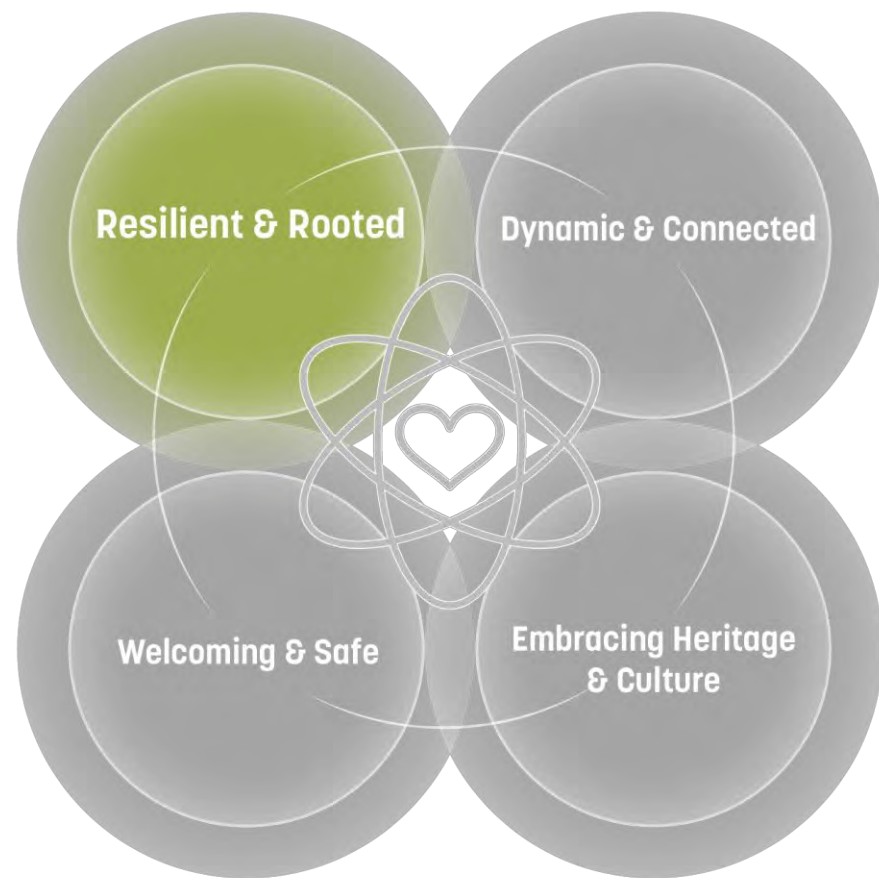
## CORE VALUES

Core values articulate what City-Brooks Park stands for at its most fundamental level. They act as a shared compass, guiding every design decision, investment, and operational choice to ensure the park remains true to its purpose over time.



## Guiding Principles

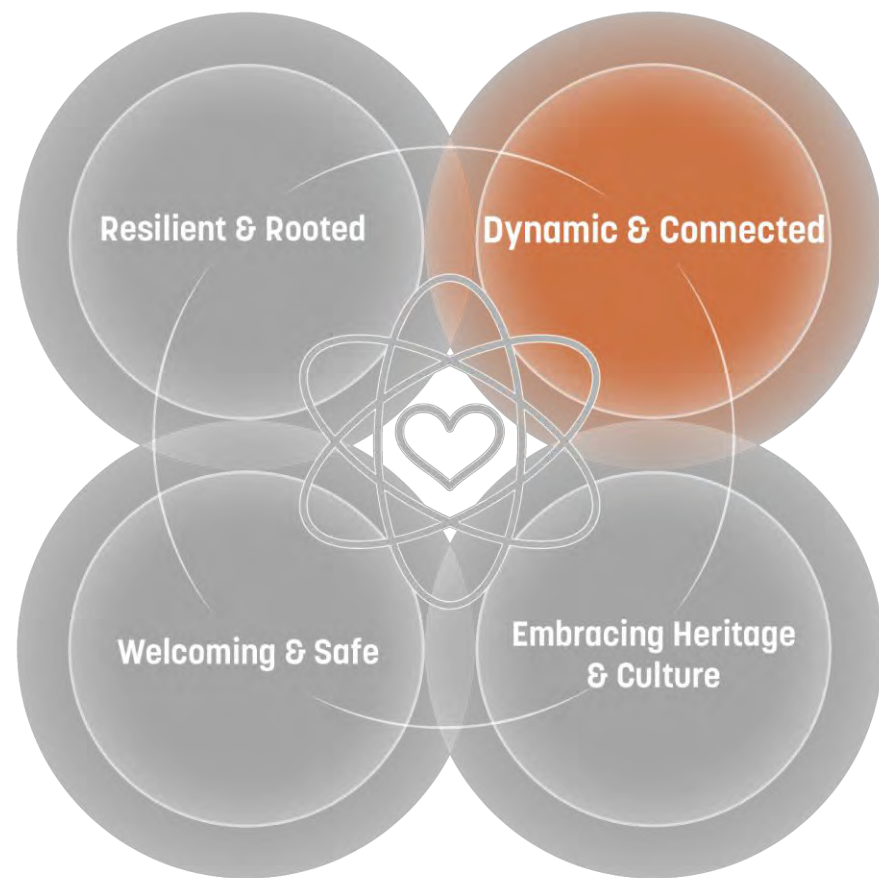
# RESILIENT & ROOTED



- **Let Place Lead Form**  
The park's geometry, materials, and spatial character should emerge from Baton Rouge's local ecology and cultural landscape.
- **Build for Long-Term Stewardship**  
Every major design move must consider who will care for it, how often, and at what cost, ensuring the park can be sustained with local capacity over generations.
- **Invest in Living Systems**  
Prioritize trees, soils, water, and habitat as core infrastructure, recognizing that healthy ecological systems are the park's strongest defense against climate stress and degradation.
- **Design for Baton Rouge's Climate Reality**  
Treat heat, humidity, storms, and seasonal change as primary design drivers, creating spaces that remain usable and comfortable in real conditions.
- **Connect People to Nature**  
Use trails, water, shade, and habitat to weave ecological systems into daily experience, not set them apart.

## Guiding Principles

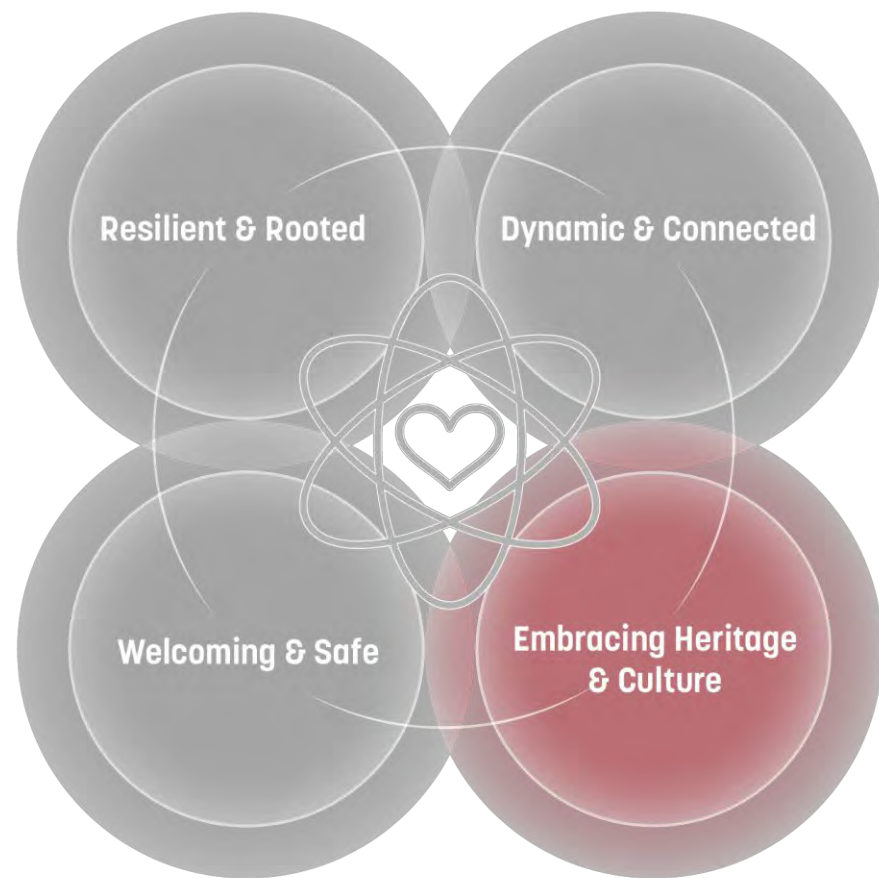
# DYNAMIC & CONNECTED



- **Stitch The Park Back Together**  
Transform barriers into seams that reconnect landscapes, neighborhoods, and experiences into one continuous place.
- **Make the Park a Daily Route**  
Shape circulation so the park becomes part of everyday life, on the way to school, work, practice, or home.
- **Design for Events Without Losing the Everyday**  
Enable festivals and city-wide moments while ensuring the park still works beautifully on an ordinary Tuesday morning.
- **Layer Scales of Experience**  
Ensure that intimate moments, neighborhood uses, and city-scale events coexist so the park serves many rhythms at once.
- **Create Multiple Ways In**  
Offer many significant points of entry, formal and informal, so the park feels permeable from every direction.

## Guiding Principles

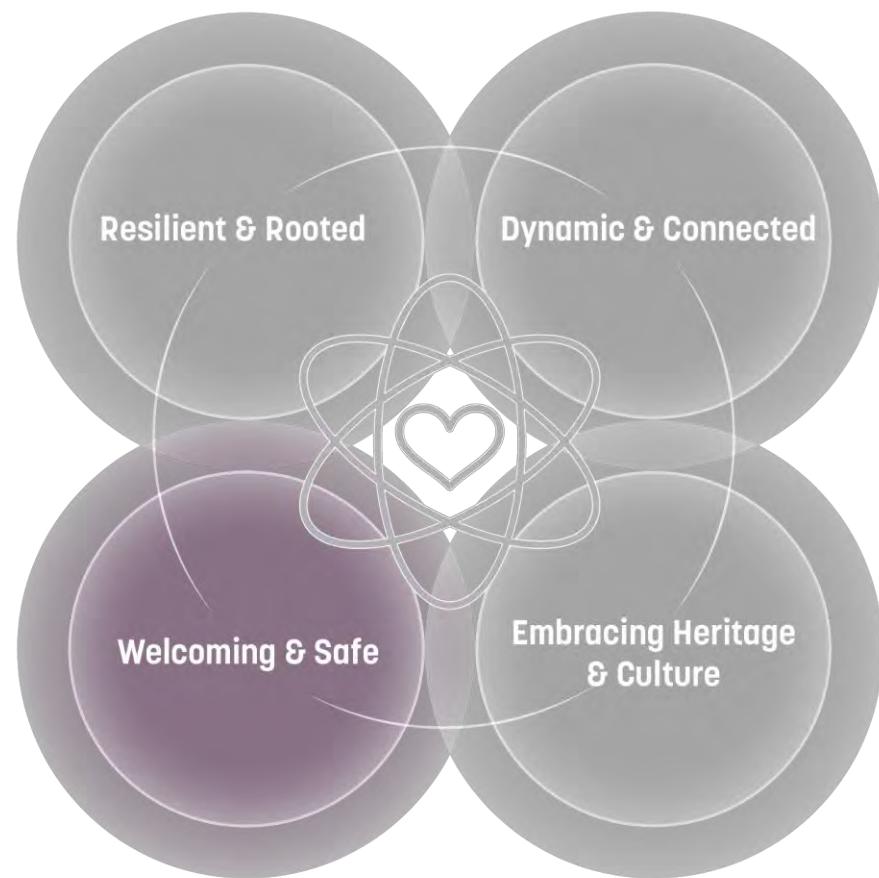
# EMBRACING HERITAGE & CULTURE



- **Create a Park That Belongs to Everyone**  
Reflect the full spectrum of Baton Rouge, across race, age, and neighborhoods, so no single narrative dominates the park's identity.
- **Acknowledge the Full Narrative**  
Honor both pride and pain, celebration and exclusion, so the park reflects the truth of its past, not a curated version.
- **Honor What Endures**  
Protect and elevate legacy elements such as oaks, paths, vistas, cultural patterns that carry meaning across generations.
- **Hold Space for Change**  
Create frameworks that allow new stories to be added over time, recognizing that history is living, not fixed.
- **Center Community Memory**  
Let lived experience guide interpretation, ensuring local voices shape how history is told and carried forward.

## Guiding Principles

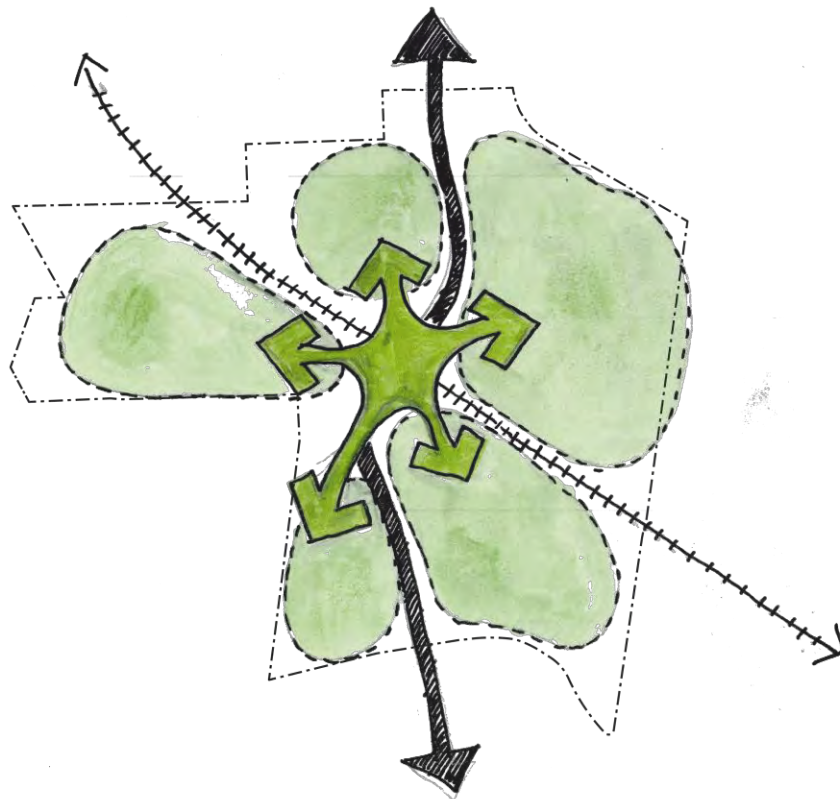
# WELCOMING & SAFE



- **Make Arrival Intuitive**  
Entries should be obvious, gracious, and barrier-free, signaling immediately that all are welcome and expected here.
- **Let Activity Create Safety**  
Layer programs, paths, and gathering spaces so people are visible to one another, with “eyes on the park” throughout the day.
- **Make Comfort Universal**  
Provide shade, seating, restrooms, water and accessible routes so every body can linger, rest, and participate with ease.
- **Signal Care in Every Detail**  
Well-maintained landscapes, clear wayfinding, and dignified amenities communicate that people matter here.
- **Design for Being Seen**  
Use clear sightlines, open edges, and active frontages so people feel visible and supported, not hidden or isolated.

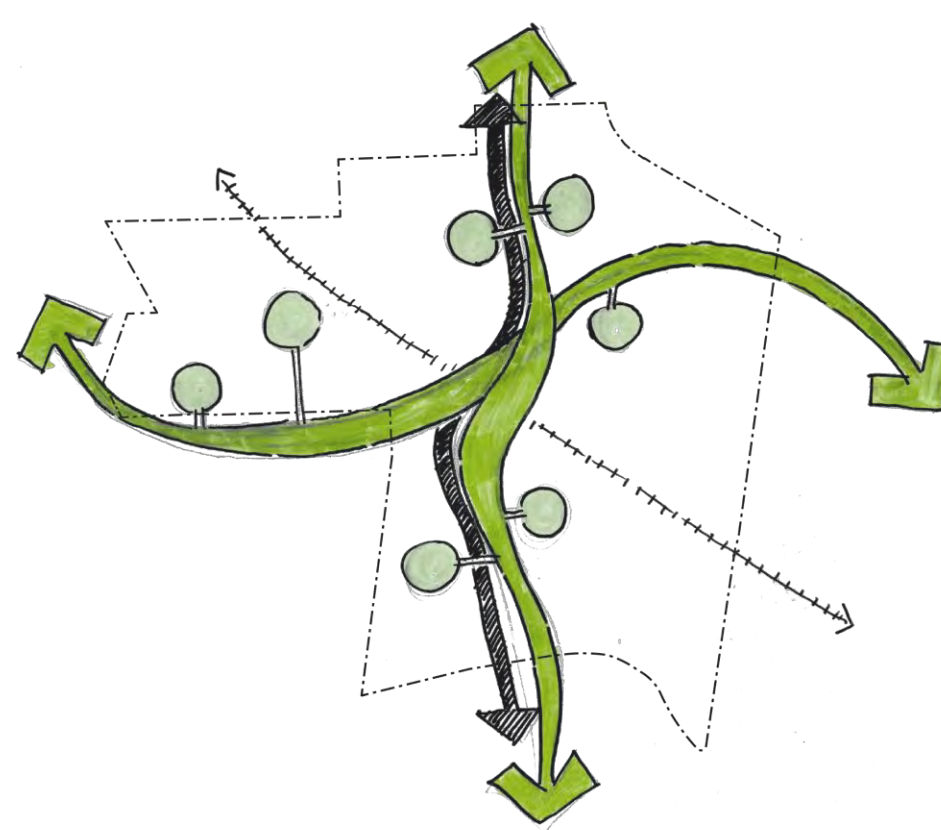
## Big Ideas

# 3 PROTO ALTERNATIVES



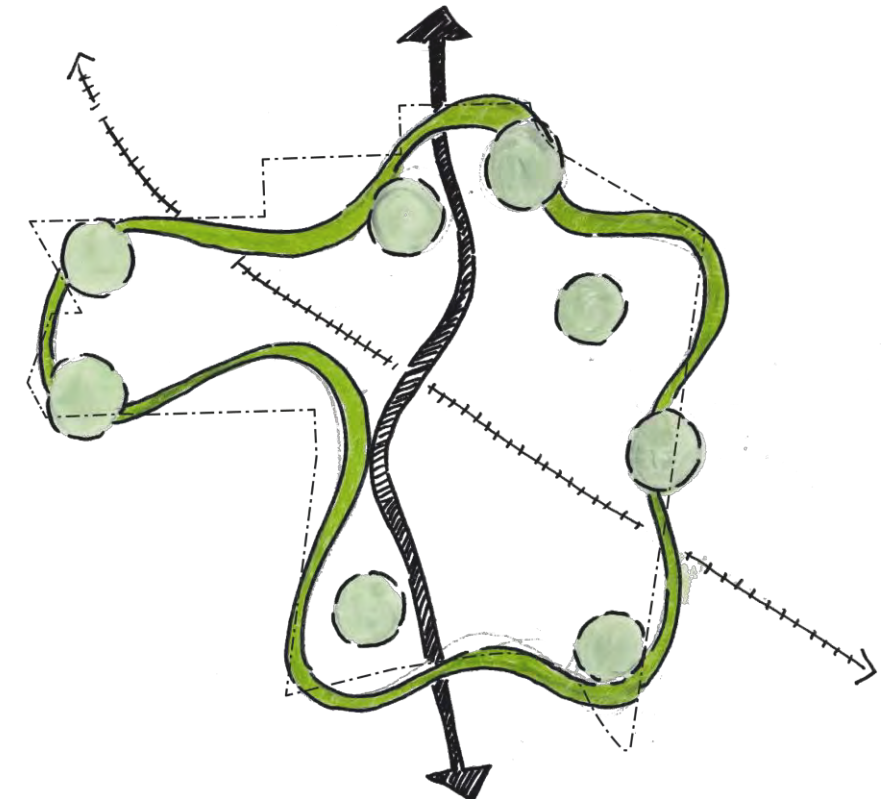
### Connected Core

Each node of City-Brooks Park functions on its own as a stand-alone park, however central connectivity unifies and strengthens City-Brooks Park as a whole.



### Active Armature

Two primary spines organize movement, ecology, and cultural experience across the park, stitching key destinations together and anchoring the site to City Park Lake.

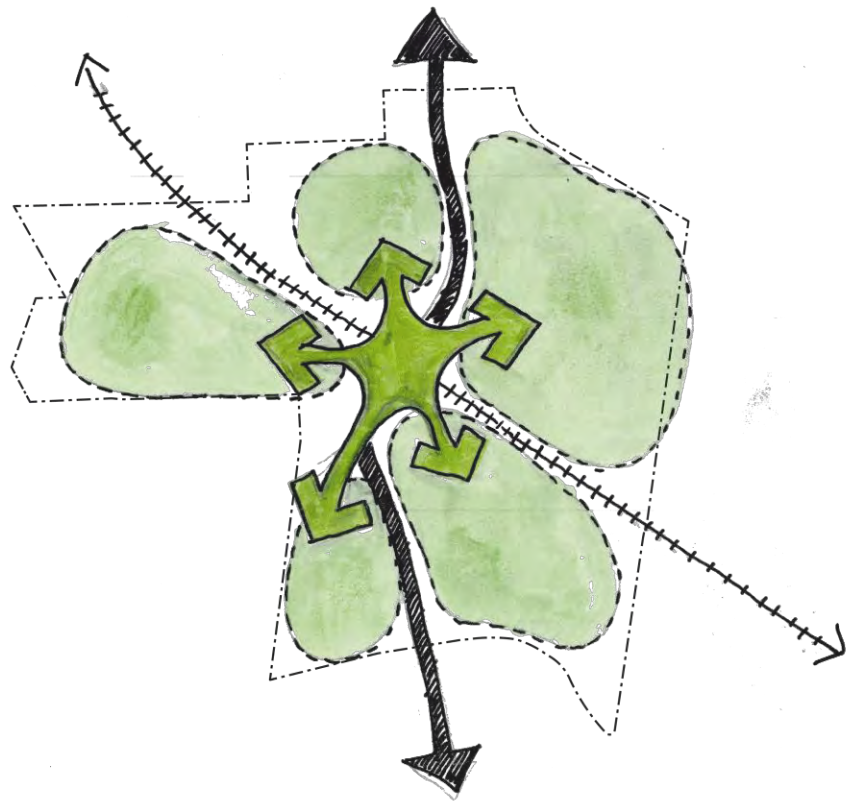


### The Big Loop

This loop creates a continuous path around and through the entire park that connects major destinations and creates a more permeable edge.

## Big Ideas

# 3 PROTO ALTERNATIVES

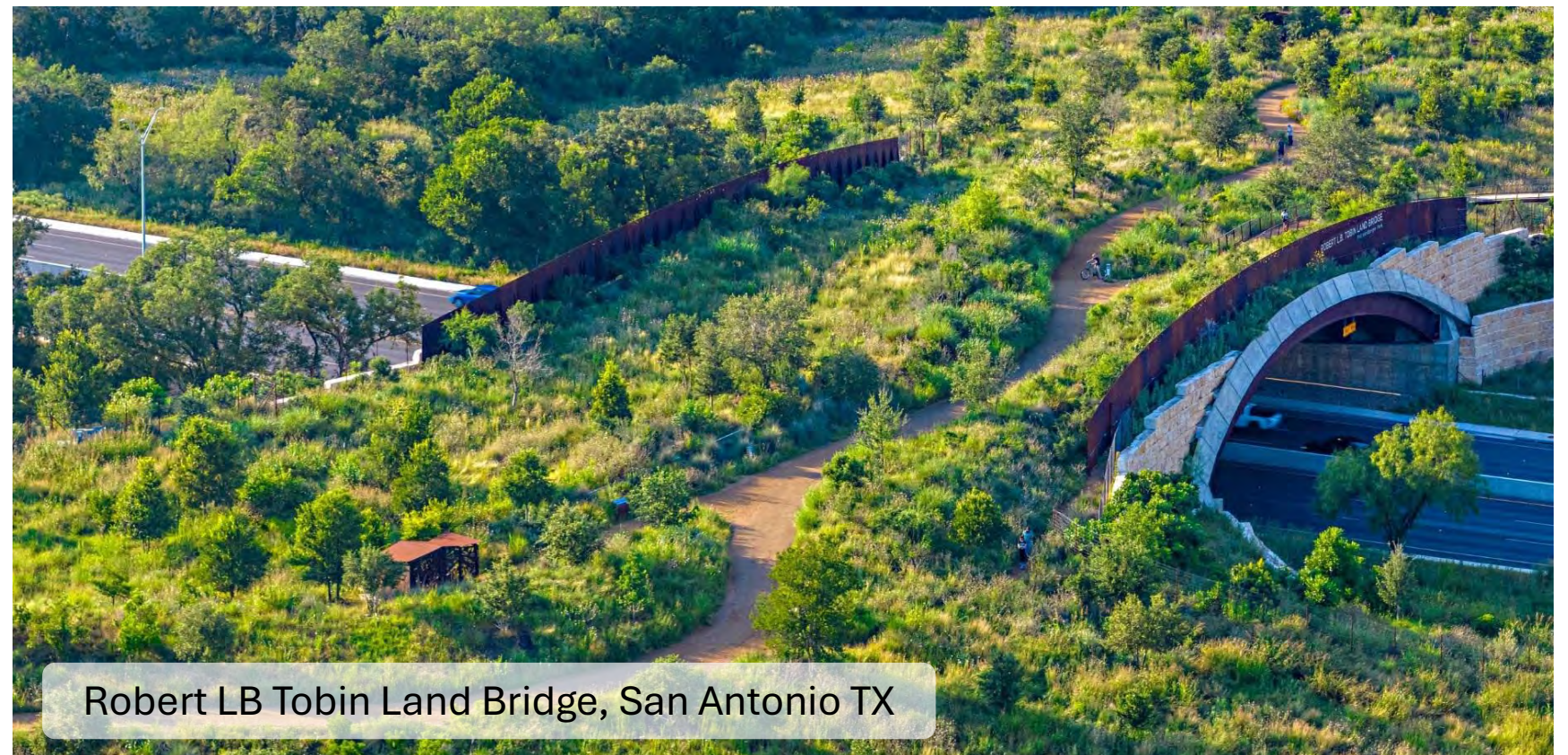


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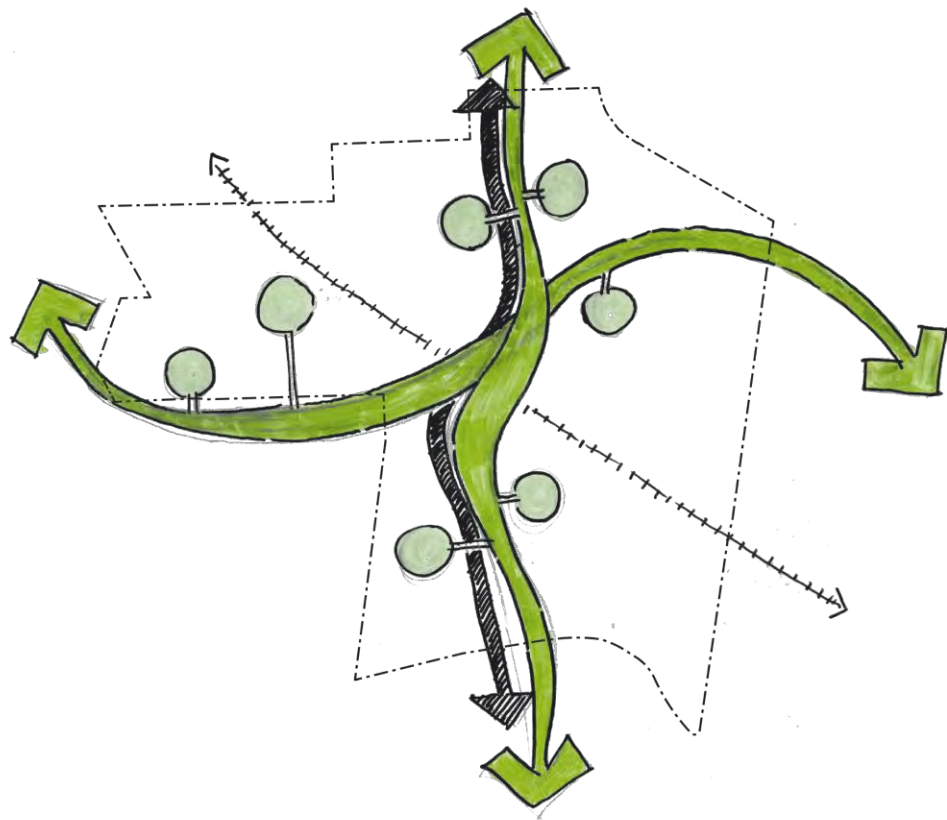
Memorial Park, Houston TX



Robert LB Tobin Land Bridge, San Antonio TX

## Big Ideas

# 3 PROTO ALTERNATIVES

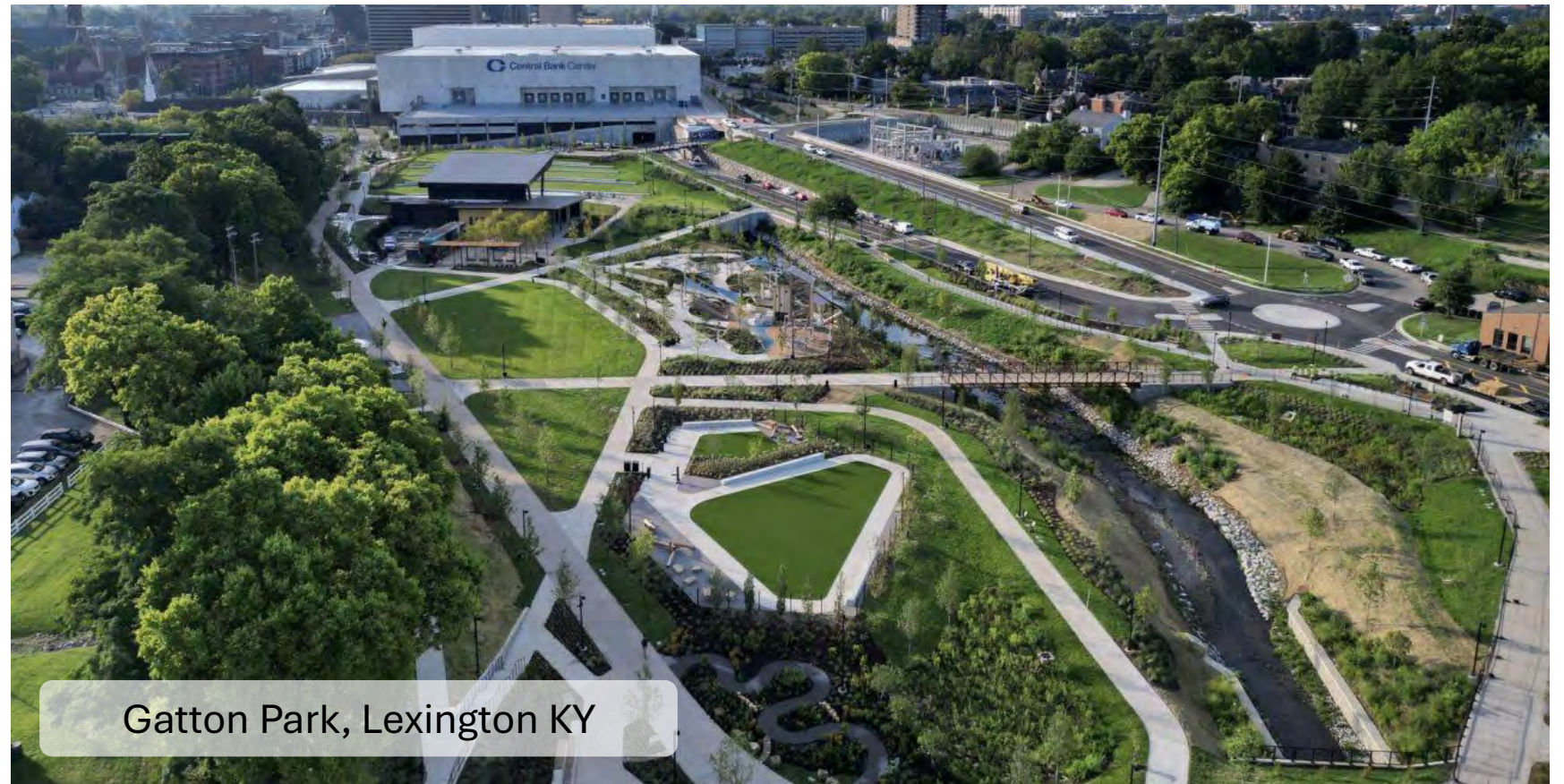


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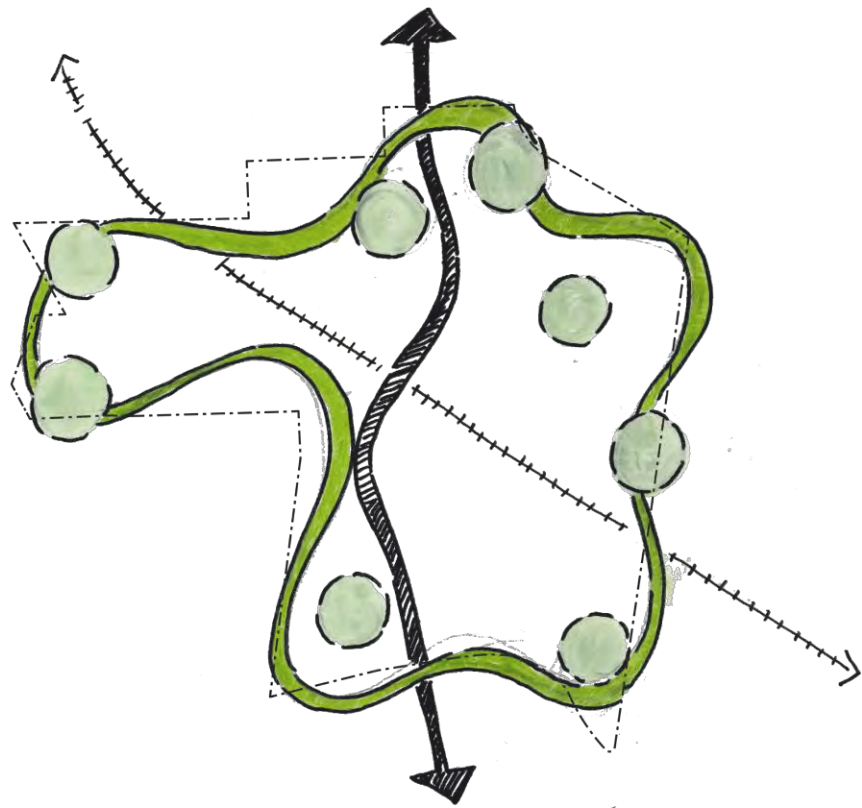
Xuhui Runway Park, Shanghai China



Gatton Park, Lexington KY

## Big Ideas

# 3 PROTO ALTERNATIVES



### The Big Loop

This loop creates a continuous path around and through the entire park that connects major destinations and creates a more permeable edge.



Washington Park, Denver CO



Bonnet Springs Park, Lakeland FL



**DISCUSSION**

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# Next Steps



SASAKI

# New Business



SASAKI

**Thank you!**



**SASAKI**