



City-Brooks Park & Lakes Vision Plan

March 13, 2026 | Special Committee Meeting



SASAKI

AGENDA

Please note:

1. This is a public meeting of the City-Brooks Park Master Plan + Lakes Vision Special Committee.
2. The purpose of today's meeting is to receive information and engage in discussion only.
3. No votes or formal decisions will be made.
4. Because no action will be taken today, public comment will not be received during this meeting.
5. Members of the public are welcome to observe, and any written comments may be submitted to staff for distribution to the committee.

I. Call to Order

II. Roll Call

III. Information Items / Presentations

A. University Lake Governance Plan (1h)

- i. Governance Structure Deep Dive
- ii. Operation & Maintenance Survey & Interview Recap
- iii. Capital Projects & Phasing
- iv. Discussion – 30 Mins

B. City-Brooks Park Master Plan (1h)

- i. Review of Stakeholder and Public Feedback
- ii. Emerging Plan Concepts
- iii. Discussion – 30 Minutes

IV. New Business – none

V. Committee Member Questions

VI. Adjournment

Overview

Special Committee Members

Special 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

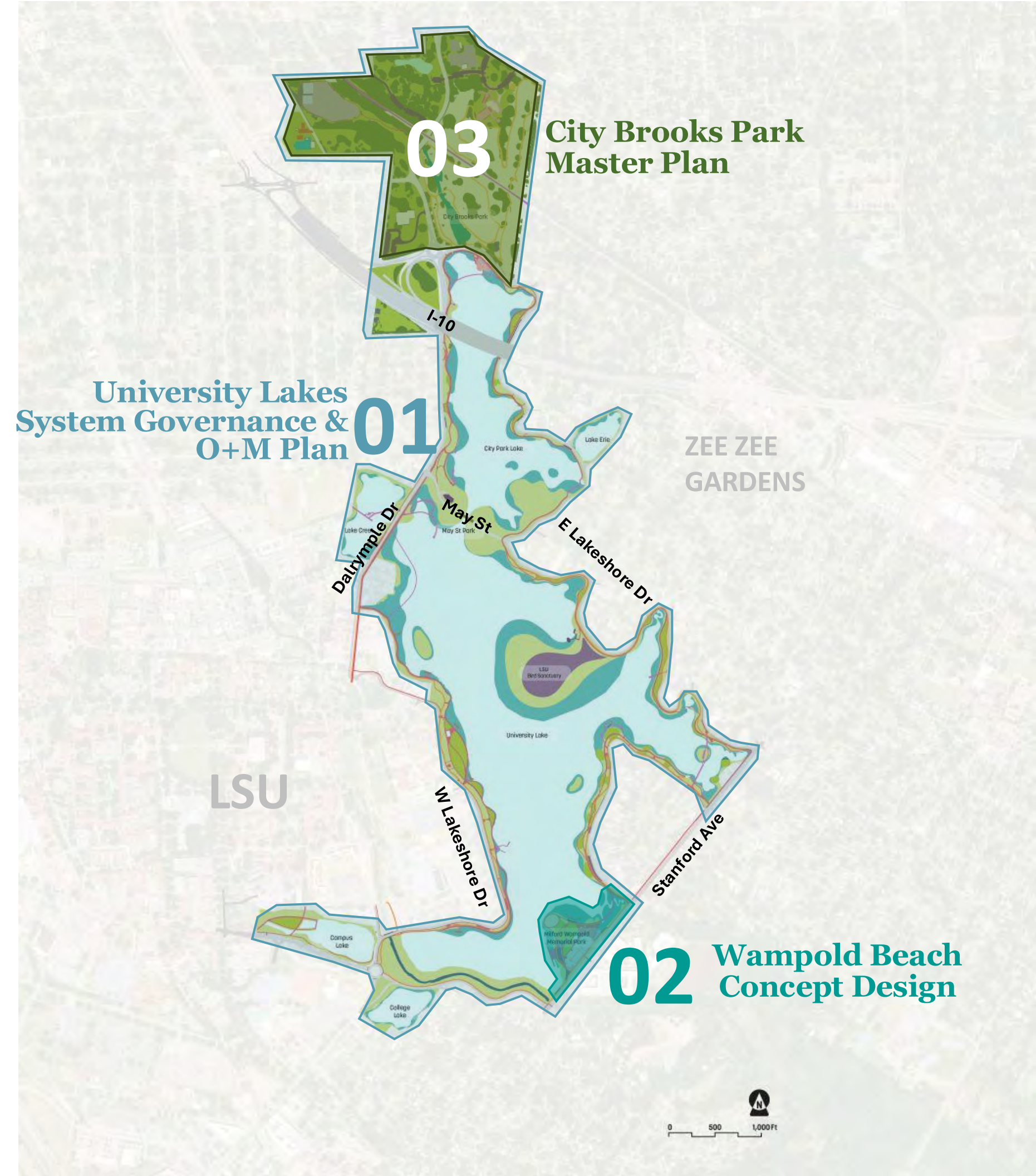
Project Overview

PROJECT STRUCTURE

01 University Lakes System Governance & O+M Plan

02 Wampold Beach Concept Design
Not Discussed Today

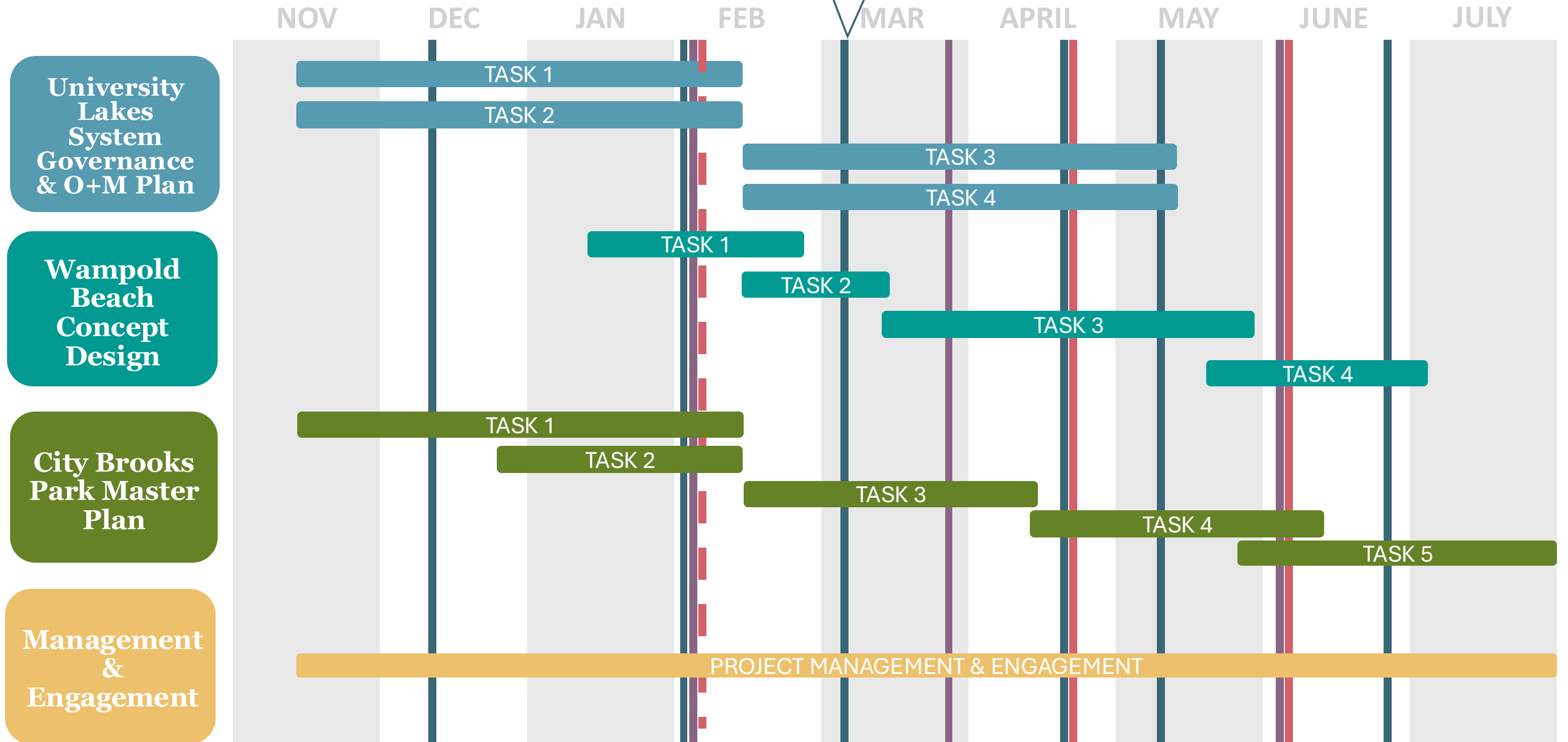
03 City Brooks Park Master Plan



Project Overview

ENGAGEMENT OVERVIEW

- Public Community Engagement Event
- Stakeholder Meeting
- Special 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
- Concept alternatives

University Lakes System

- High level takeaways

Wampold Beach

- High level takeaways

April 22nd

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

Mid - June

Project Overview

STAKEHOLDER MEETINGS

MEETING 1

City-Brooks Park

- Present opportunities/constraints
- Discuss high level design vision

University Lakes

- Present Phase I
- 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

- Site Analysis Confirmation

March 27th

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

Special COMMITTEE MEETINGS

We are here!

MEETING 1

City-Brooks Park

- Kick-Off Phase I
- Present high level analysis

University Lakes

- Kick-Off Phase I

December 18

MEETING 2

City-Brooks Park

- Present Phase I analysis
- Discuss guiding principles

University Lakes

- Present Phase I
- Discuss potential governance structure

Wampold Beach

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

February 4

MEETING 3

City-Brooks Park

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

University Lakes

- Present Phase 2 and Kick off Phase 3

March 13

MEETING 4

City-Brooks Park

- Preferred concept progress check in (Phase 2)

University Lakes

- Final Presentation

Wampold Beach

- Concept alternatives

April 22

MEETING 5

City-Brooks Park

- As needed

University Lakes

- As needed

Wampold Beach

- Present preferred concept

Mid May

MEETING 6

City-Brooks Park

- Discuss implementation

Wampold Beach

- Discuss implementation

End of June



UNIVERSITY LAKES SYSTEM GOVERNANCE & O+M PLAN

February 4, 2026 | Special Committee Workshop

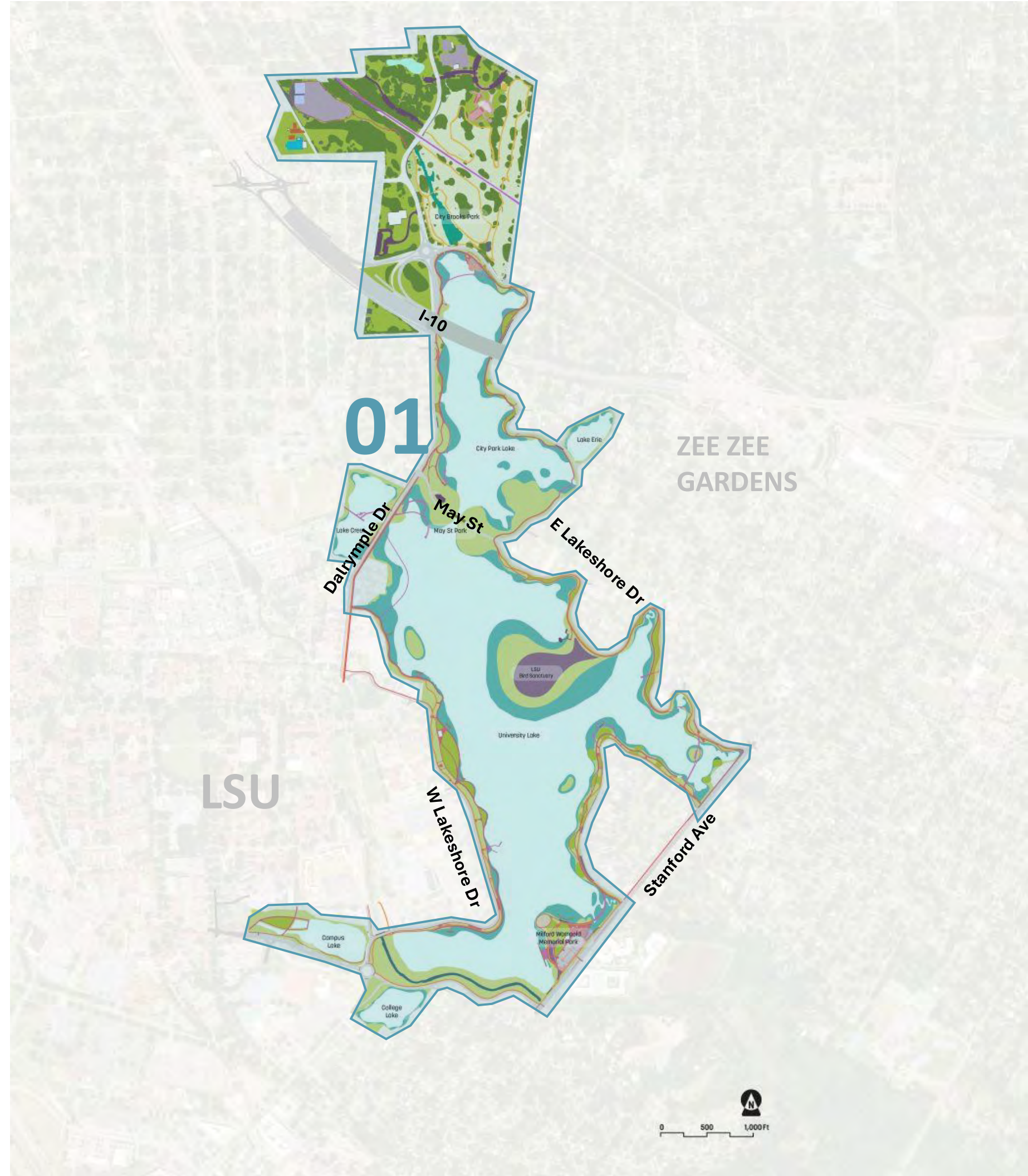
UL Governance & O+M Plan

PROJECT SCOPE

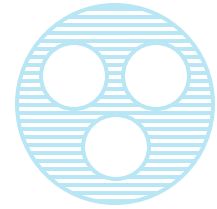
01

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

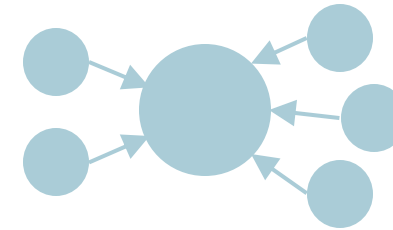
- Identify ongoing projects
- Identify upcoming projects

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

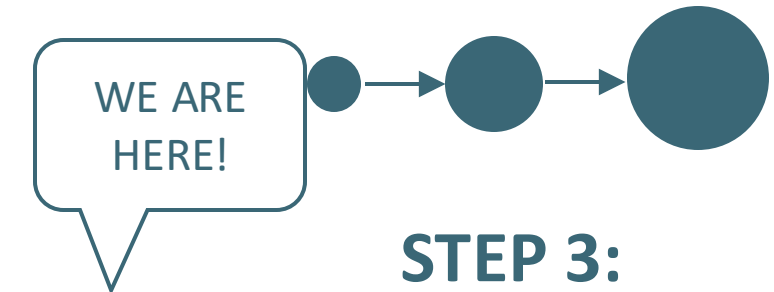
- Prioritize projects with Dashi
- Identify recommended projects

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



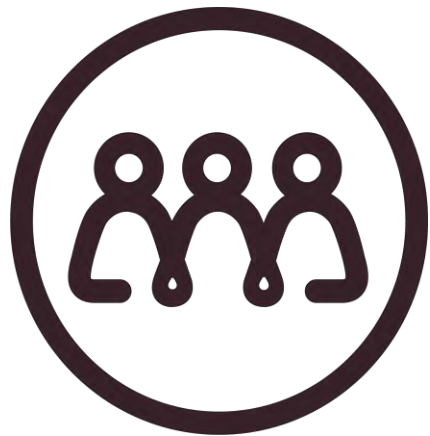
01

Governance Models

Step 2 – Defining the Structure

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

2.4 Special Committee Direction

Preferred Models to Study



Jurisdiction



Revenue & Funding



Maintenance & Security



Implementation



Philanthropy



Design Consistency

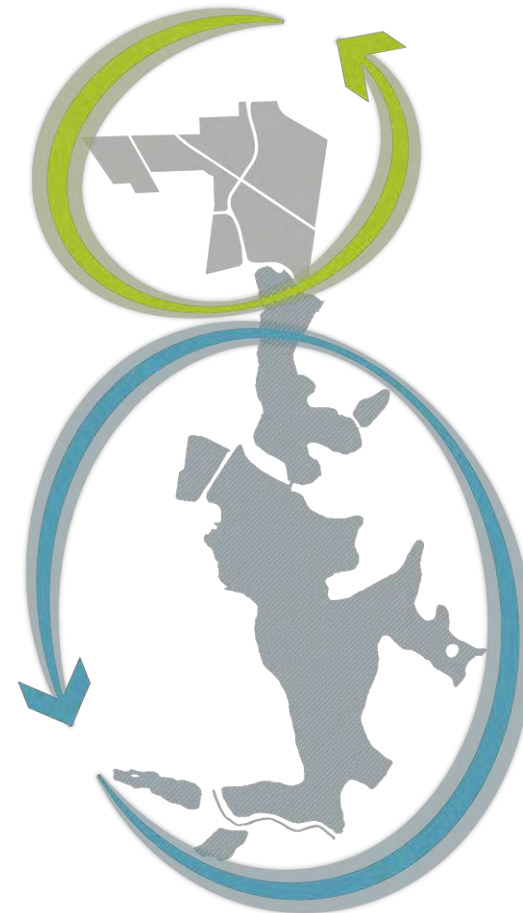


Capital Projects



2 Alternatives

We would encourage movement on establishment of a clear governance model regardless of phasing, capitol improvements, or direction of design. This will help aid in implementation, whatever the direction may be.



1 Distinct Lakes Dedicated Non-Profit Operator 503(c) with City Brooks Park Separated



2 Dedicated Commission + Conservancy

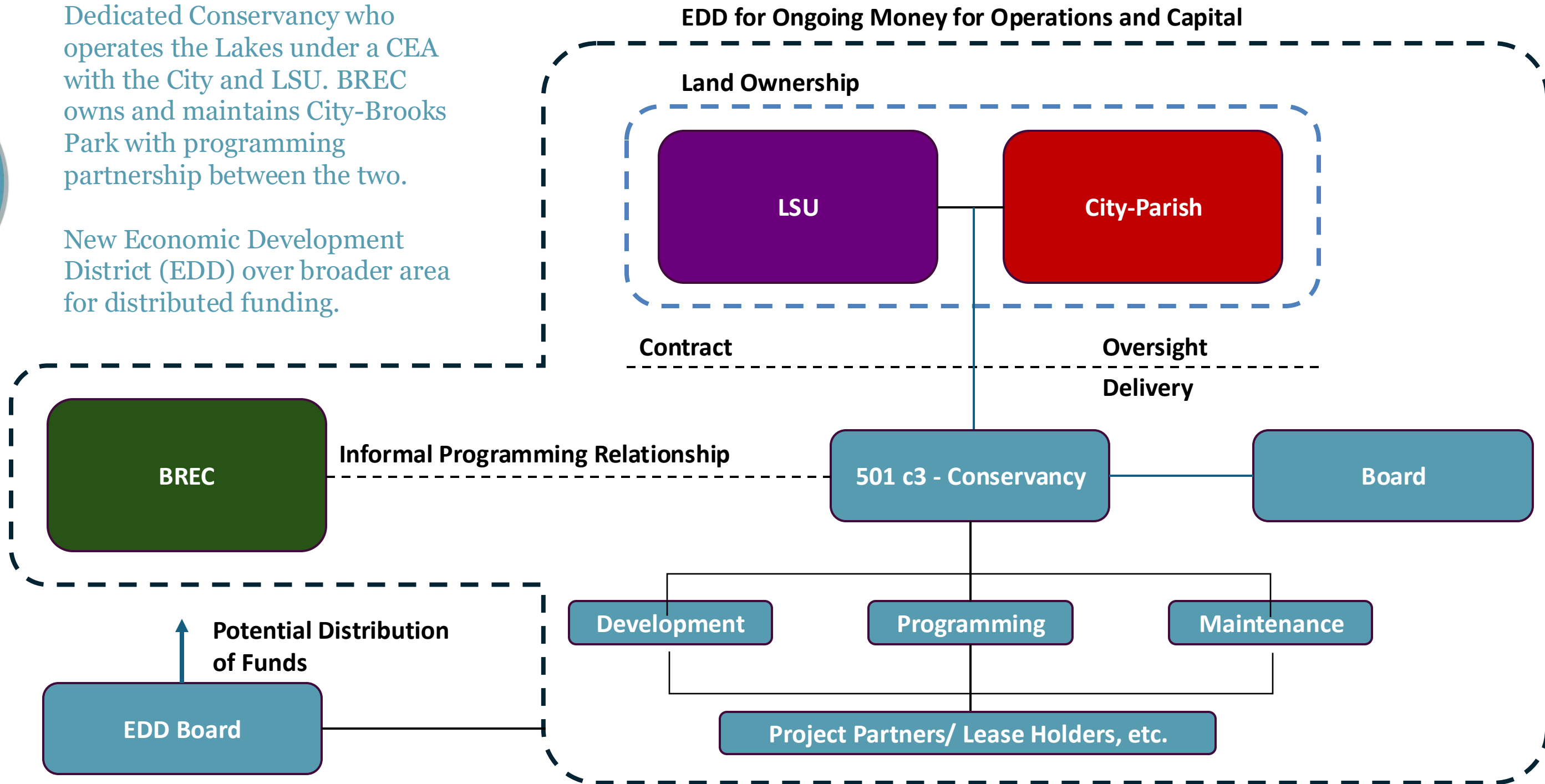
Concept 1 – Dedicated Lakes Conservancy



What is it?

Dedicated Conservancy who operates the Lakes under a CEA with the City and LSU. BREC owns and maintains City-Brooks Park with programming partnership between the two.

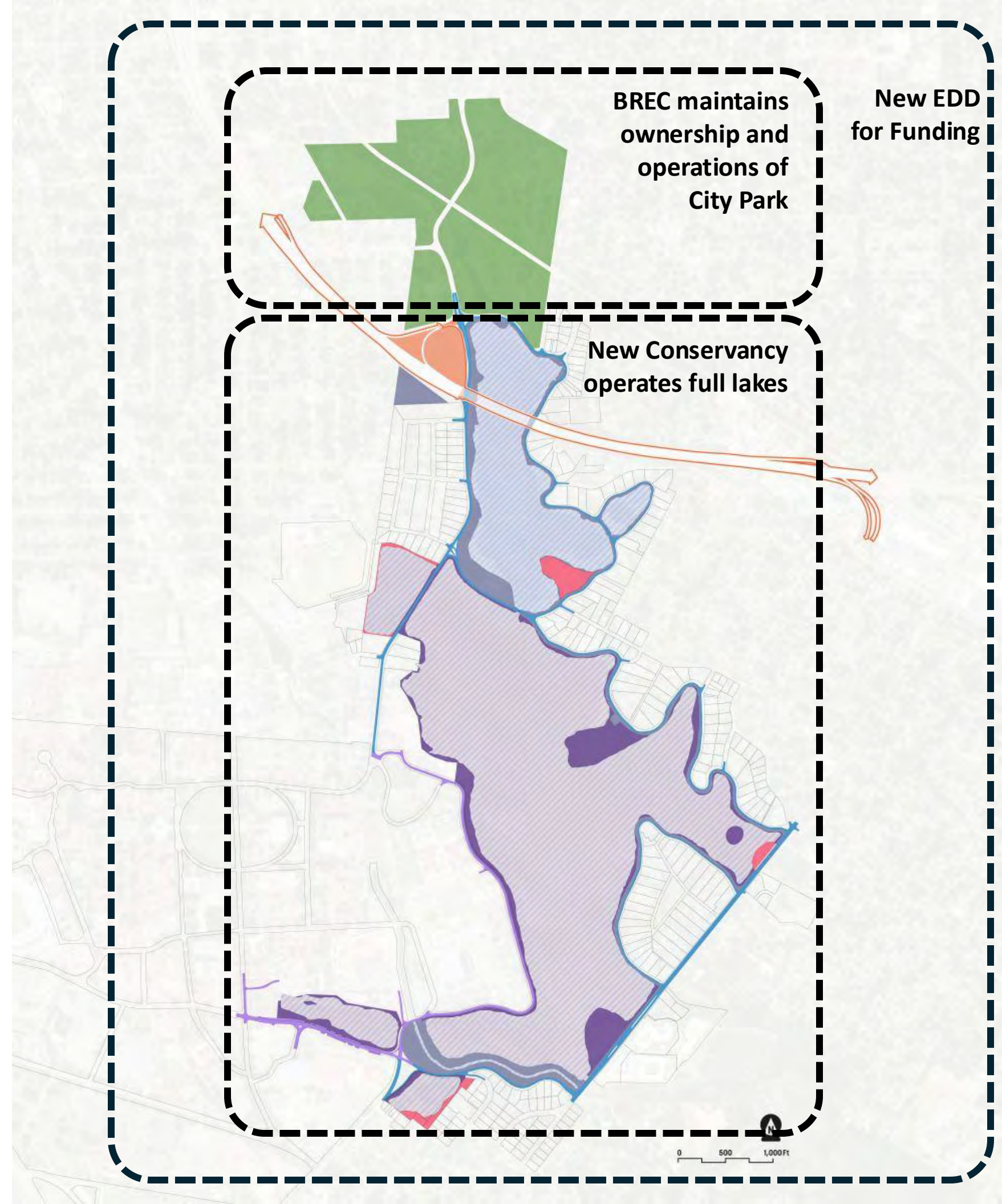
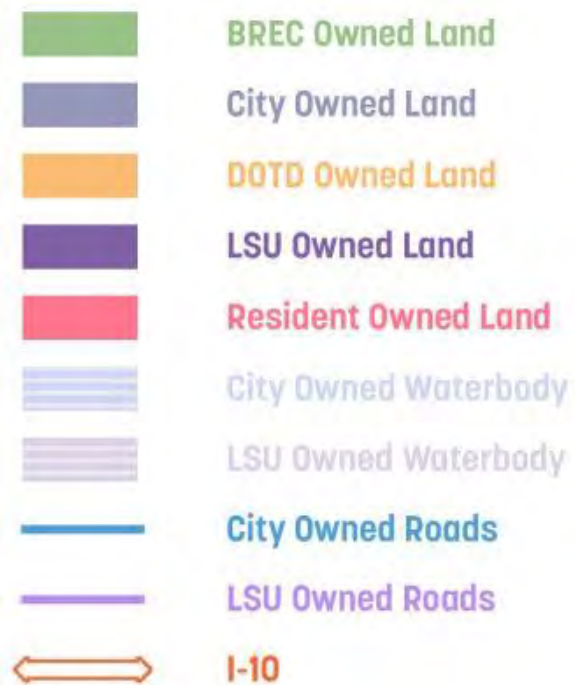
New Economic Development District (EDD) over broader area for distributed funding.



Governance Alternatives

Concept 1 – Dedicated Lakes Conservancy

Land Ownership



Concept 1 – Dedicated Lakes Conservancy



Roles and Responsibilities of Parties

LSU

1. Maintains landownership over Lake's system and associated improvements
2. Provide pro rata share of money for operating budget of Conservancy
3. Enter into long-term contract with conservancy
4. Support funding for capital improvement request as presented by Conservancy
5. Appoint members to Conservancy Board + EDD Board

City-Parish

Lakes Conservancy

1. Assume all day-to-day operations for all lands, infrastructure, and amenities within the University Lakes Boundary
2. Has dedicated staff serving under an executive director who answers to the board of directors
3. Contracts directly with maintenance staff or hires direct employees
4. Provides programming for park spaces
5. Raises money through philanthropy
6. Completes regular long-range planning, manages design of projects, pursues funding for capital investment
7. Manages all funds to ensure long-term sustainability
8. Maintains relationships with extended partners

EDD

1. Provides on-going tax generated revenue to support capital improvements and operating budget
2. Administered by oversight board. (This board should have substantial overlap with the conservancy but should not be 100% the same)

BREC

1. Responsible for all capital improvements, planning, programming, maintenance, and operations of City-Brooks Park
2. Maintains informal partnership with conservancy for cross-spatial programming
3. Appoint one board member for conservancy and one board member for EDD
4. Provides discounted share for Conservancy Operating Budget in early years

Concept 1 – Dedicated Lakes Conservancy



Next 9 Months

Planning

- Complete Ongoing Strategic Plan and Develop Year-over-Year Operating Budget
- Determine Board Make Up for Conservancy and EDD,
- Development of draft agreements between parties

9-18 Months

Execution

- Execute legislation forming EDD and stand-up the Conservancy (or utilize existing 501)
- Conduct Nationwide Executive Director Search for Conservancy
- Start targeted capital Campaign with the intent of building a maintenance endowment and developing a capital fund

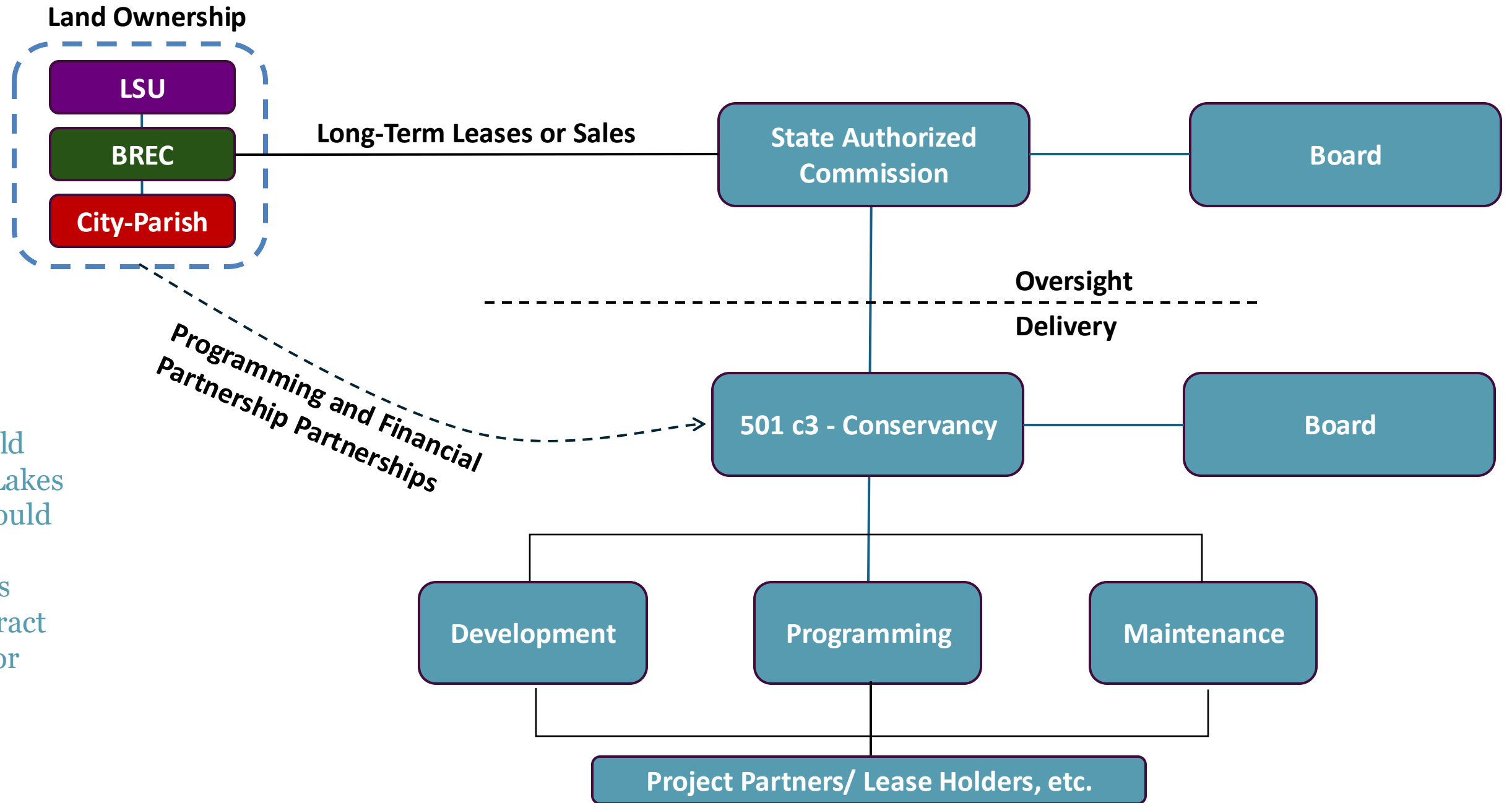
18-36 Months

Operations

- Start with small team and contractors to assume maintenance responsibility as completed projects along the Lakes wrap up
- Assume day-to-day management of planning and design activities along side existing team
- Conduct Two-Year Audit and Strategic Plan Update, adjust and continue

****Note: this is a simplified schedule and once direction has been chosen, we will provide a far more detailed road-map including 3–10-year evolution of organization***

Concept 2 – City Park Lakes Commission



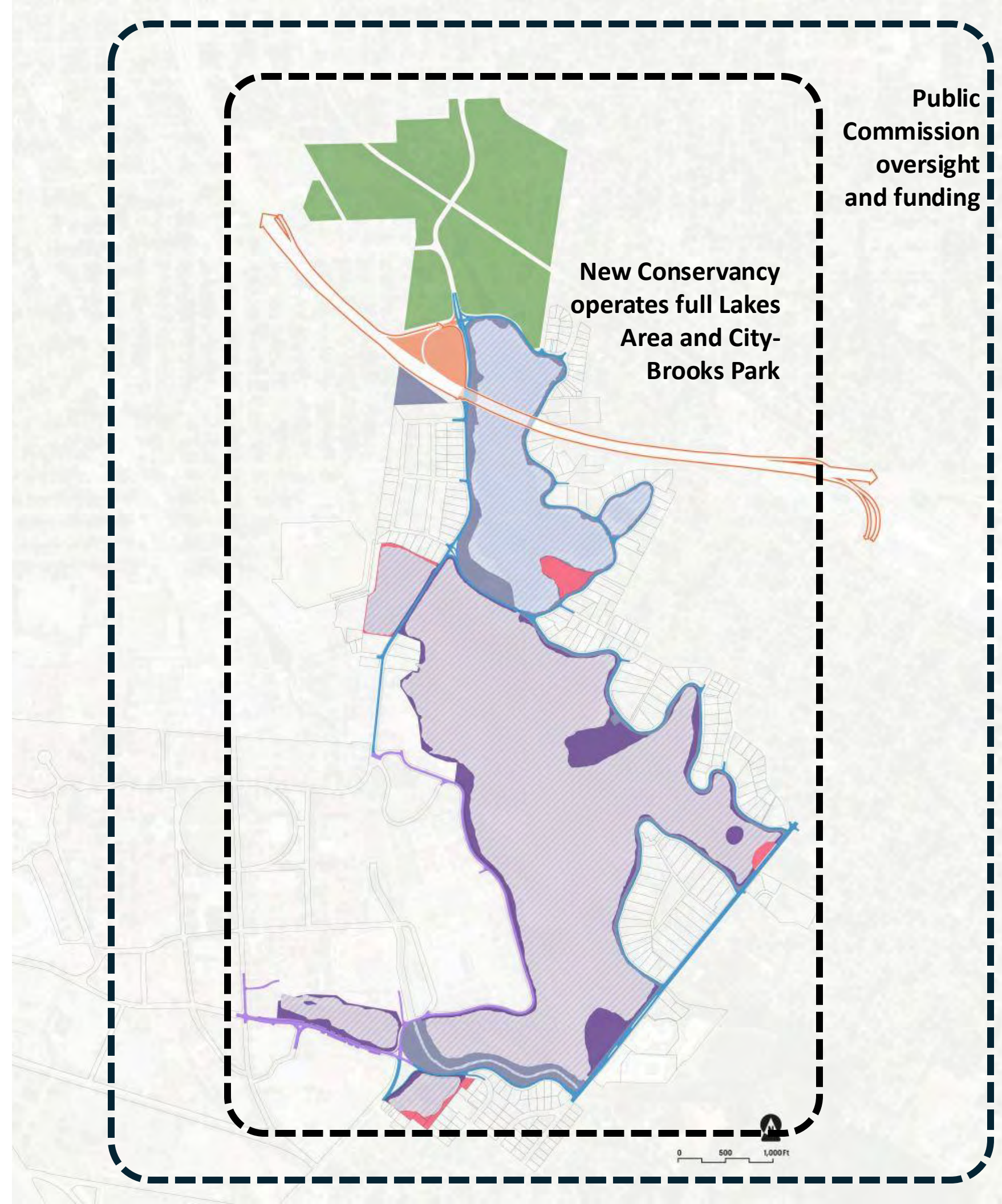
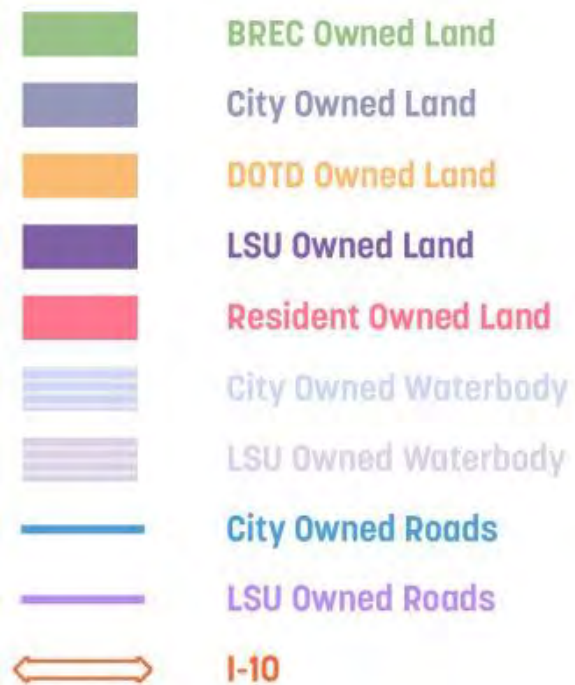
What is it?

A new dedicated state authorized commission would assume “ownership” of the Lakes and City Park. This entity would have authority to levy taxes within a specific boundary as well as the authority to contract with a non-profit operator for daily operations.

Governance Alternatives

Concept 2 – City Park Lakes Commission

Land Ownership



Concept 2 – City Park Lakes Commission



Roles and Responsibilities of Parties

LSU

1. Maintains landownership over Lake's system and associated improvements
2. Provide pro rata share of money for operating budget of Conservancy
3. Enter into long-term contract with conservancy
4. Support funding for capital improvement request as presented by Conservancy
5. Appoint members to Conservancy Board + Commission Board

City-Parish

Commission

1. Hold long-term lease over improvements and land associated with City-Brooks Park and Lakes
2. Provide strategic oversight into annual operations of conservancy board
3. Approve annual budget and approve major capital investments
4. Provide on-going funding through taxes collected within boundary

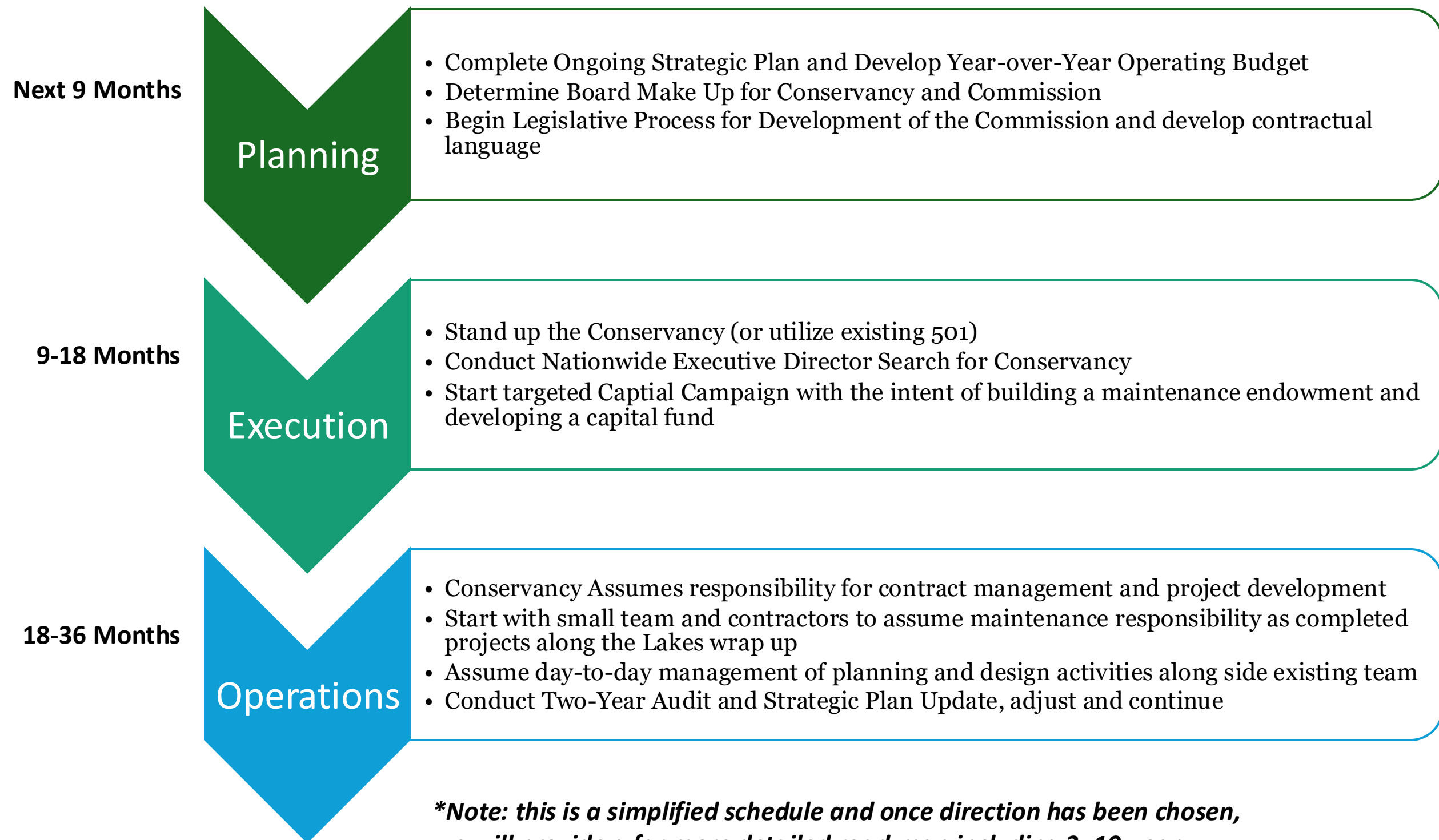
Conservancy

1. Assume all day-to-day operations for all lands, infrastructure, and amenities within the University Lakes and City-Brooks Park Boundary
2. Has dedicated staff serving under an executive director who answers to the board of directors
3. Contracts directly with maintenance staff or hires direct employees
4. Provides programming for park spaces
5. Raises money through philanthropy
6. Completes regular long-range planning, manages design of projects, pursues funding for capital investment
7. Manages all funds to ensure long-term sustainability
8. Maintains relationships with extended partners

BREC

1. Maintains landownership over City-Brooks Park system and associated improvements
2. Provide pro rata share of money for operating budget of Conservancy
3. Appoint members to Conservancy Board + Commission Board
4. Support funding for capital improvement request as presented by Conservancy

Concept 2 – City Park Lakes Commission



**Note: this is a simplified schedule and once direction has been chosen, we will provide a far more detailed road-map including 3–10-year evolution of organization*

Governance Alternatives

Funding Make-Up Over Time

Diverse Funding

The goal of either of this options should be to create as diverse of funding stack for both capital and operating budgets.

Responsibility

It should be acknowledged the responsibility of a conservancy will grow overtime as funding increases and capabilities are established.



Funding Need:

Capital Expenditures

Ex: children's playground

Operations & Maintenance

Ex: daily sanitation

Programming

Ex: fitness classes, operating a concessions (food & drink)

Funding Source:

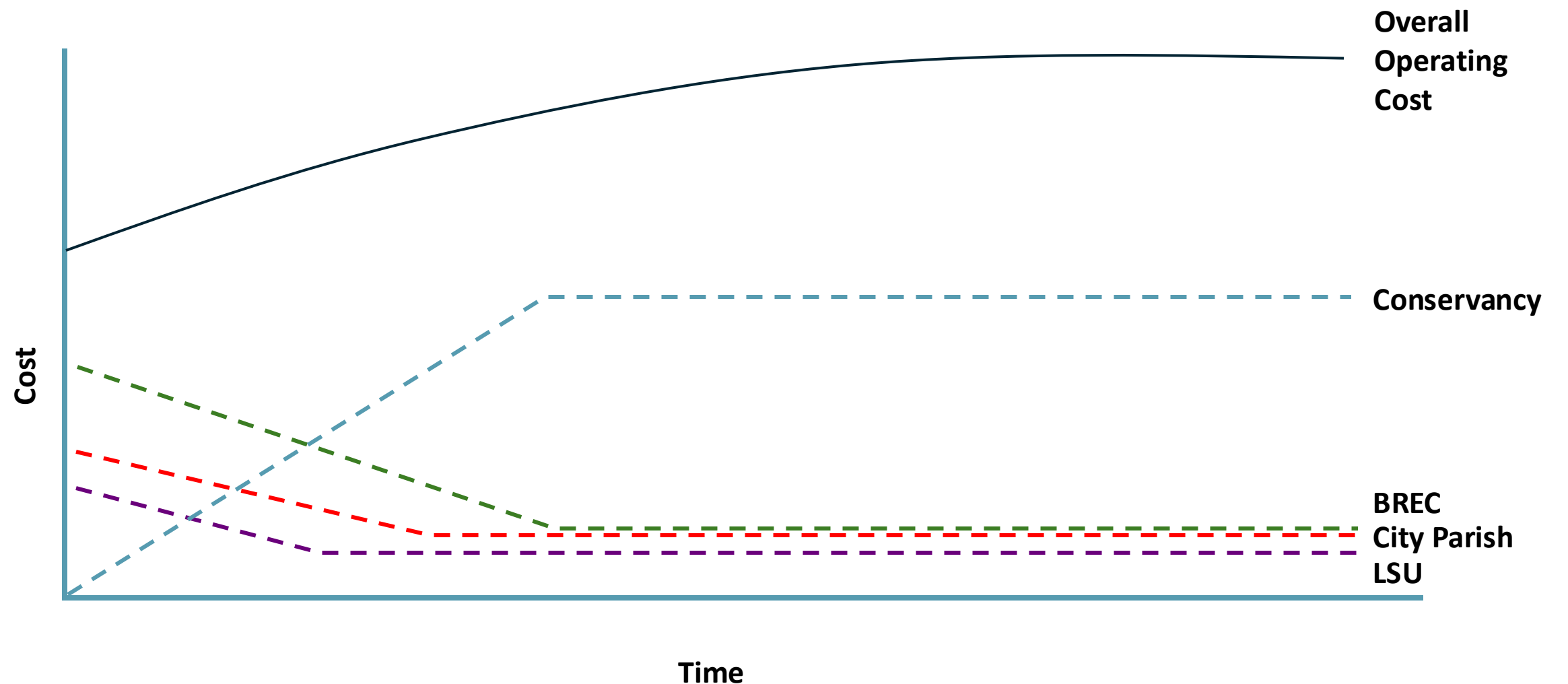
City Funding

Federal and State Grants

Private / Non-Profit Grants

Millage Assessment

Earned Income



Definitions

Structure	Type	Core Purpose	Funding Sources	Example
State Authorized Commission	Public agency	Government oversight or management of assets/programs	State appropriations, fees, bonds	BREC, NORD, City Park Commission
Park Conservancy	Nonprofit partner	Support or operate parks through public-private partnership	Philanthropy, endowment, events, grants	City Park Conservancy
Economic Development District	Public special district	Promote economic growth and infrastructure in defined area	Sales tax, bonds, assessments	Northeast Economic Development District (LA)

Note:

This slide is provided strictly to ensure understanding that the various “new” entities discussed in the previous slides are all different and have different legal, funding, and operational things.

Governance Alternatives

Comparison Analysis



Jurisdiction



Revenue & Funding



Maintenance & Security



Implementation



Philanthropy



Design Consistency



Capital Projects



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.



02

**Operations, Maintenance,
and Revenue**

Capital Projects

CURRENT OPERATION & MAINTENANCE

LSU

Total annual maintenance
cost = **\$25,000**

Knock-knock
Museum

Total annual maintenance
cost = **\$23,868**

City-Parish

Total annual maintenance
cost (2022) = **\$20,487**

BREC – City
Park Golf

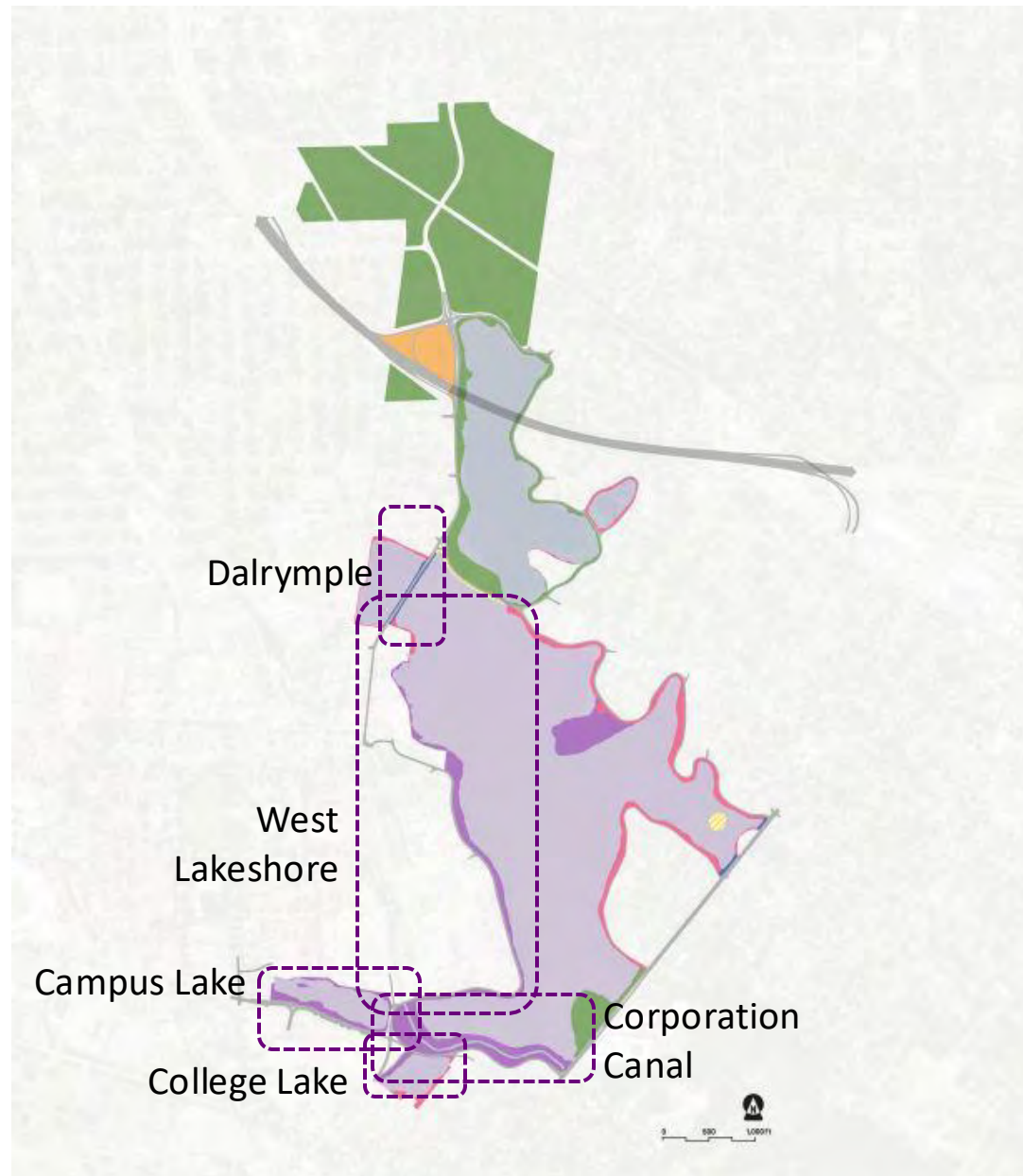
Total annual maintenance
cost = **\$300,000**
Total annual operation
cost = **\$360,000**

BREC - Parks

Total annual maintenance cost =
\$320,000

Capital Projects

CURRENT OPERATION & MAINTENANCE



LSU

Total annual maintenance
cost = **\$25,000**

Maintenance cost includes:

- University Lake (West Lakeshore only, outsourced)
- Campus Lake (regular spraying, periodic weeding & tree trimming, 1 crew)
- College Lake (E. Parker Dr. - W. Lakeshore Dr. Only)
- Lake Crest (only strip between Dalrymple & lake)
- Corporation Canal (spray along path & mow along banks from S. Campus Dr. - Stanford Ave, 4times/year)

Notes:

- Combination of in-house & contract resources.
- "Bare minimum" maintenance.
- Funded out of operational budget for Landscape services.
- LDWF manages aquatic vegetation in University Lake & Lake Crest (separate general funding budget)

Gaps:

- Bird Sanctuary & new shoreline fill areas

Capital Projects

CURRENT OPERATION & MAINTENANCE

Knock-knock Museum

Total annual maintenance
cost = **\$23,868**

Maintenance cost includes:

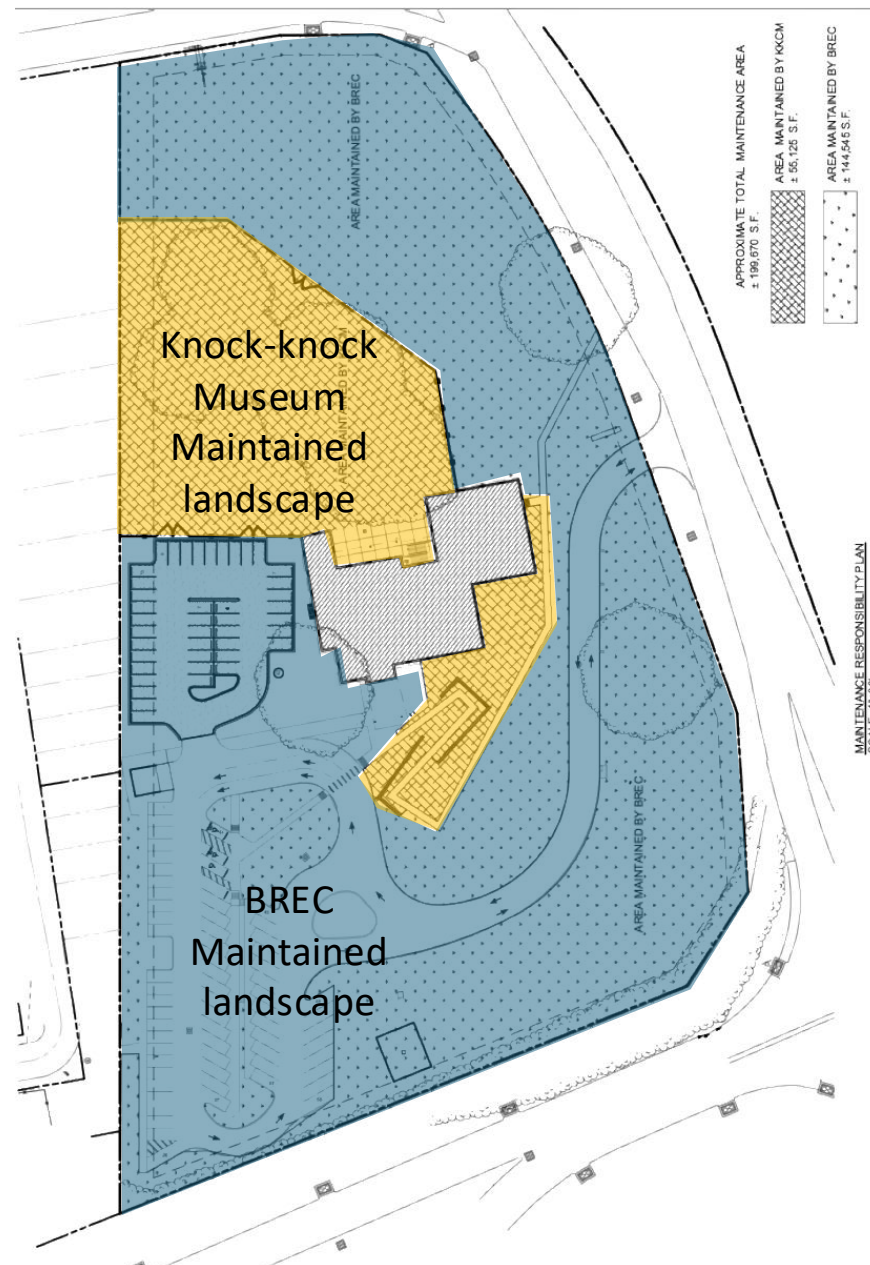
- Contract landscaping, mowing, & tree services from I-10 to Lori Burgess Ave

Notes:

- BREC covers 72% of the cost, as they own the property and the building.

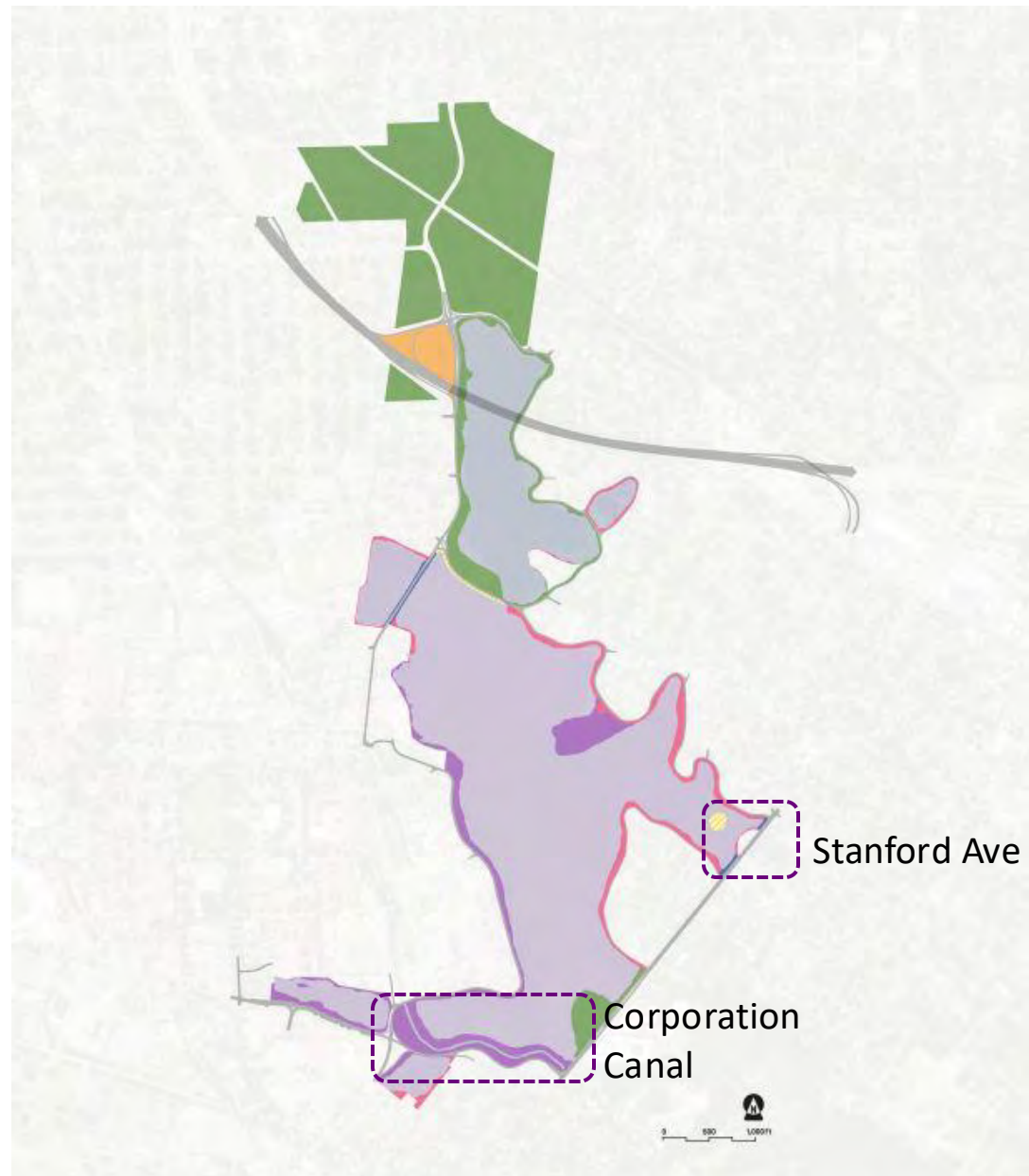
Gaps:

- Stormwater treatment and erosion control should be counted for future maintenance



Capital Projects

CURRENT OPERATION & MAINTENANCE



City-Parish

Total annual maintenance cost
(2022) = **\$20,487**

Maintenance cost includes:

- Mowing (primarily Stanford Ave ROW & occasionally Corporation Canal banks)
- Tree trimming
- Debris removal
- Road maintenance (pothole repairs): likely at E. Lakeshore, S. Lakeshore, W. Lakeshore, Dalrymple, and Stanford Ave.

Gaps:

- Shoreline areas historically maintained by residents & new shoreline fill areas

*This information was provided by the City-Parish in 2022.

Capital Projects

CURRENT OPERATION & MAINTENANCE



BREC – City Park Golf

Total annual maintenance cost =

\$300,000

Total annual operation cost =

\$360,000

Maintenance cost includes:

- \$25,000 is contract services

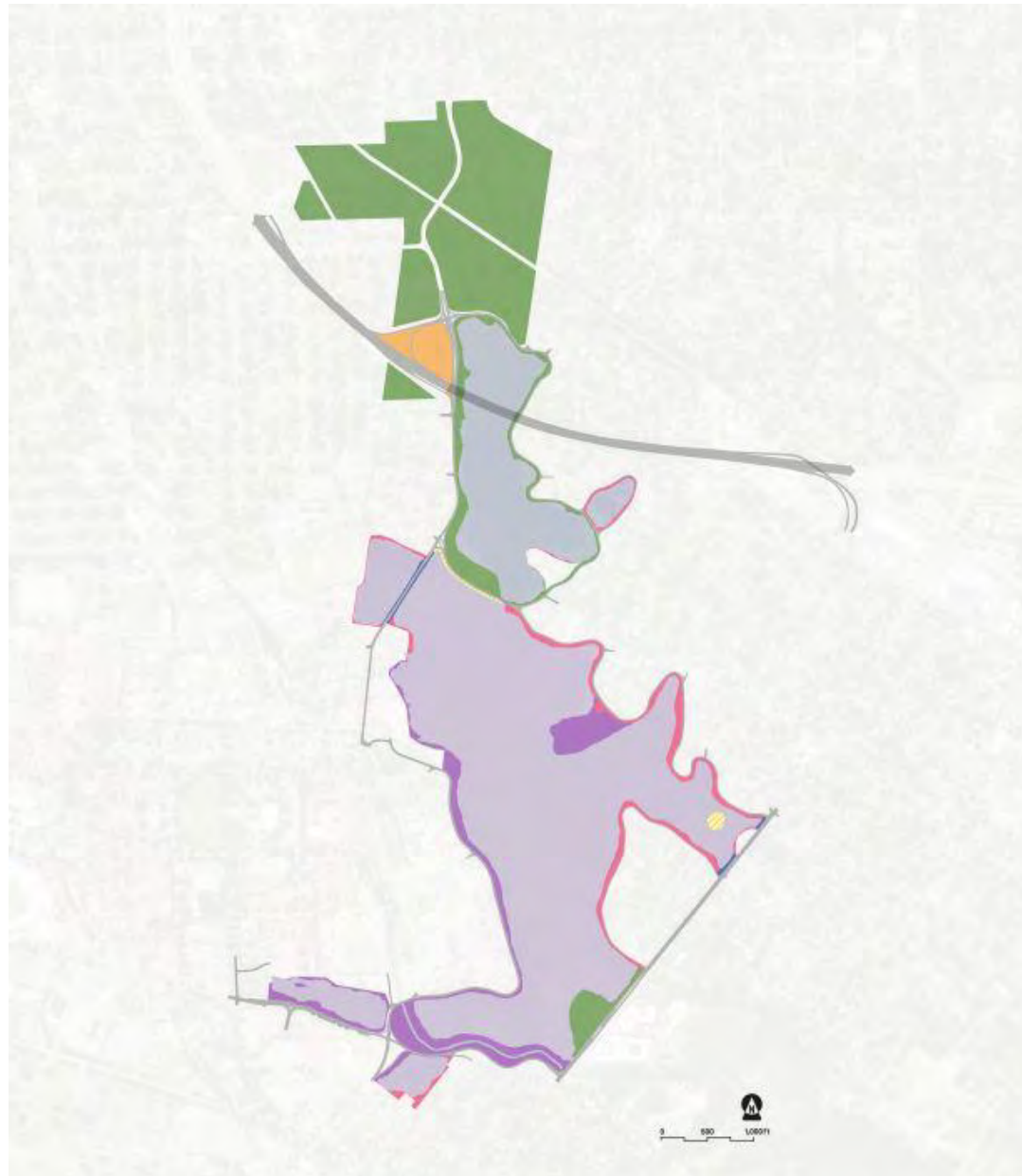
Operation cost includes:

- \$275,000 for administration
- \$85,000 for event support

*Revenue in 2025 is \$496,669 for reference.

Capital Projects

CURRENT OPERATION & MAINTENANCE



BREC - Parks

Total annual maintenance cost =
\$320,000

Maintenance cost includes:

- City-Brooks Park: tennis courts, dog park, playground, Brooks Park swimming pool, vegetation management, tree care, litter removal, trail cleaning, irrigation & drainage, restroom cleaning, security, road & parking maintenance (daily – seasonally)
- May St Park: vegetation management, tree care, litter removal, parking (mostly on as needed basis)
- Wampold Park: Dock maintenance, vegetation management, tree care, litter removal, parking lot maintenance (mostly on as needed basis)
- Lake Erie & City Park Lakeshore: basic maintenance as needed, not on a regular basis

Gaps:

- Shoreline areas historically maintained by residents & new shoreline fill areas

Capital Projects

CURRENT OPERATION & MAINTENANCE



Total annual maintenance + operation cost
for the entire site = **\$1,049,355**
(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 PROJECTION

There is an estimated **\$2.4–5.8M** gap between the current O&M spending and the projected full buildout budget. (noting that current spending includes City-Brooks Park while the projection reflects the Lakes only.)

University Lakes project estimated annual operations and maintenance costs at full buildout to range from \$3–6M (2022 dollars; approximately **\$3.4–6.8M** today).

*(Note: This estimate reflects **the Lakes only** and does not include City-Brooks Park.)*

Estimated Annual Expense Budget

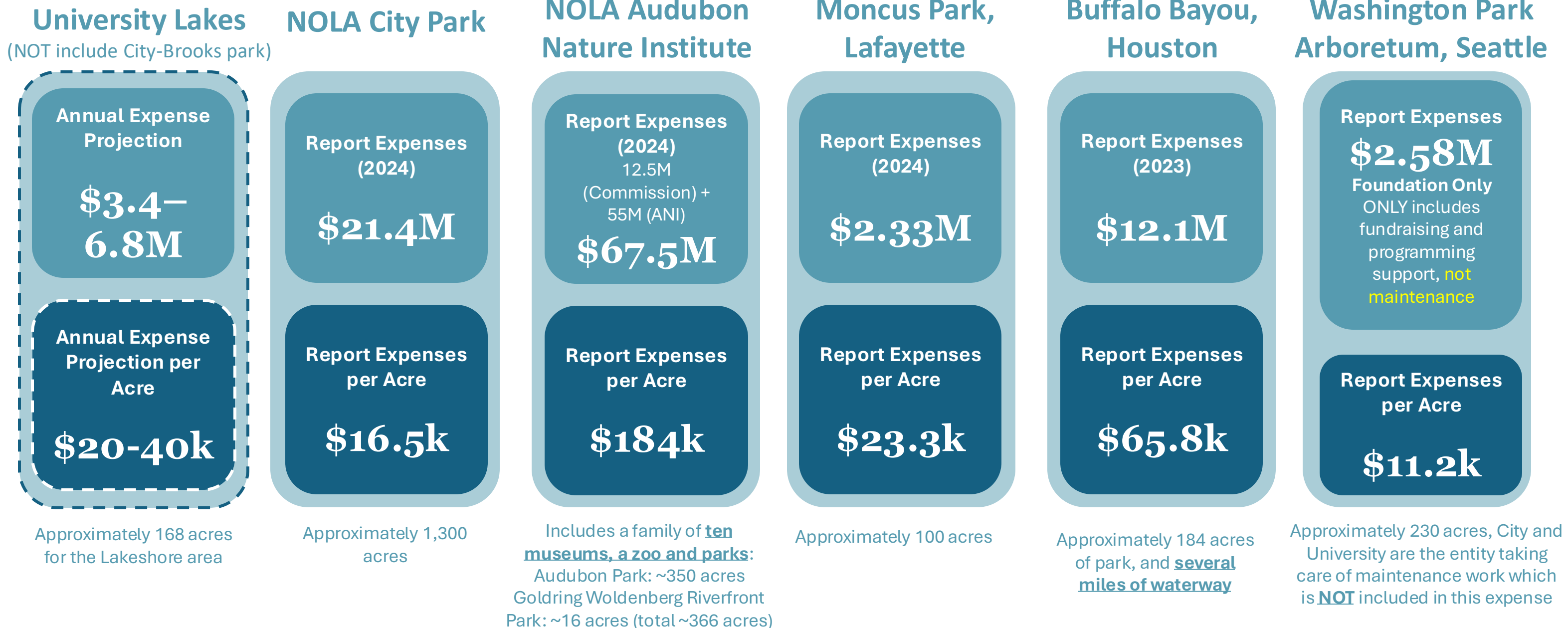
Department	Low	High	Assumptions
Admin/executive/finance	\$ 400,000	\$ 600,000	Includes staffing (ED, Admin Assist, and finance/controller), office space, and general overhead.
Sanitation	\$ 300,000	\$ 500,000	Includes staffing and equipment.
Horticulture/ecology	\$ 600,000	\$ 1,000,000	Includes staffing, equipment, and contracted labor. Partnerships with LSU for ecological monitoring and maintenance will keep costs down.
Capital plant maintenance, repair, new construction	\$ 1,000,000	\$ 2,000,000	Typically about 1% capital budget. Will start low and increase over time. Includes contract labor. 15% Design cost estimate of mobility & landscape areas was \$124M.
Security	\$ -	\$ 300,000	No planned private security to start, but may be needed in time. Private security may be needed for larger special events.
Programming/events	\$ 300,000	\$ 800,000	Includes staffing, programming equipment/supplies, and programming partner costs.
Revenue development/public affairs	\$ 400,000	\$ 800,000	Includes brand partnerships, philanthropic development, marketing, and community outreach (staffing and support).
Total	\$ 3,000,000	\$ 6,000,000	

Estimated Annual Expense Budget for University Lakes system full buildout, provided by BRV on May, 2022

Capital Projects

OPERATION & MAINTENANCE COMPARISON

*The reported budgets are the entire operating budget/expenses for each organization, which includes facilities management, staffing/overhead, administration, programming, and O&M.

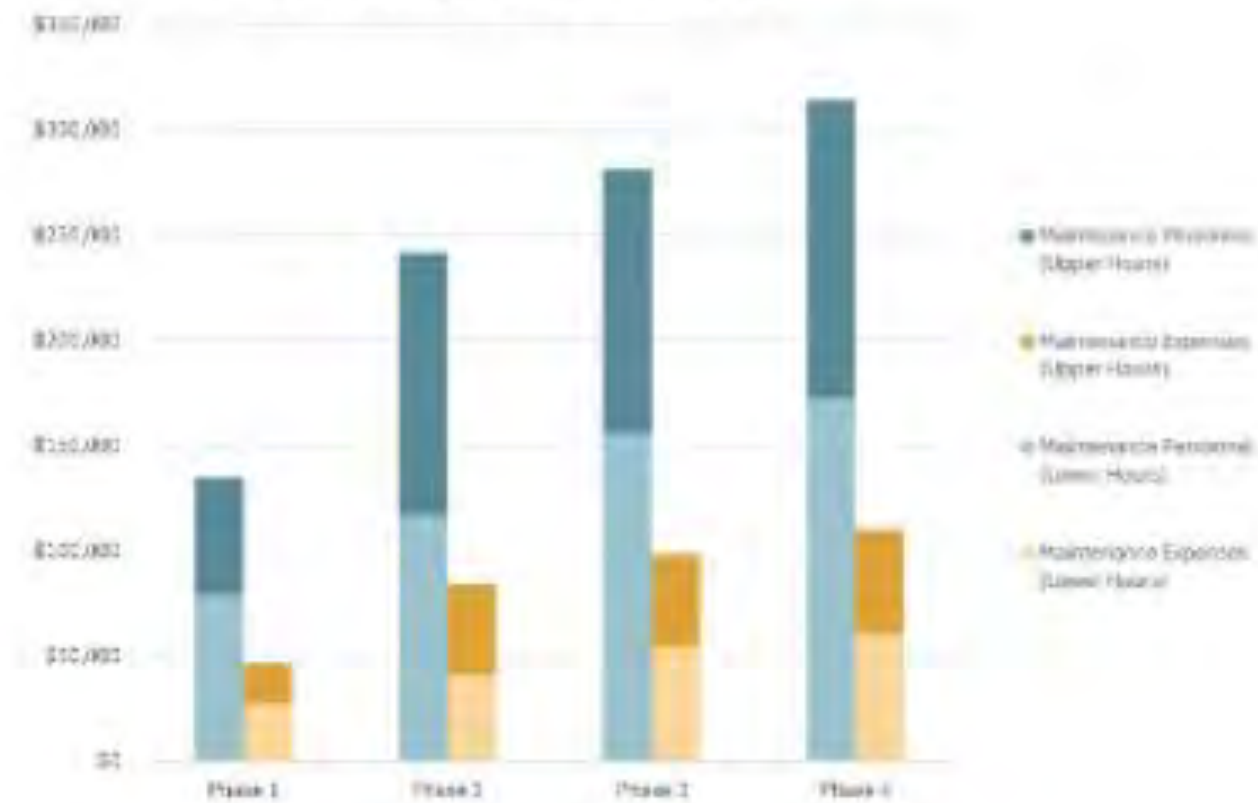


Capital Projects

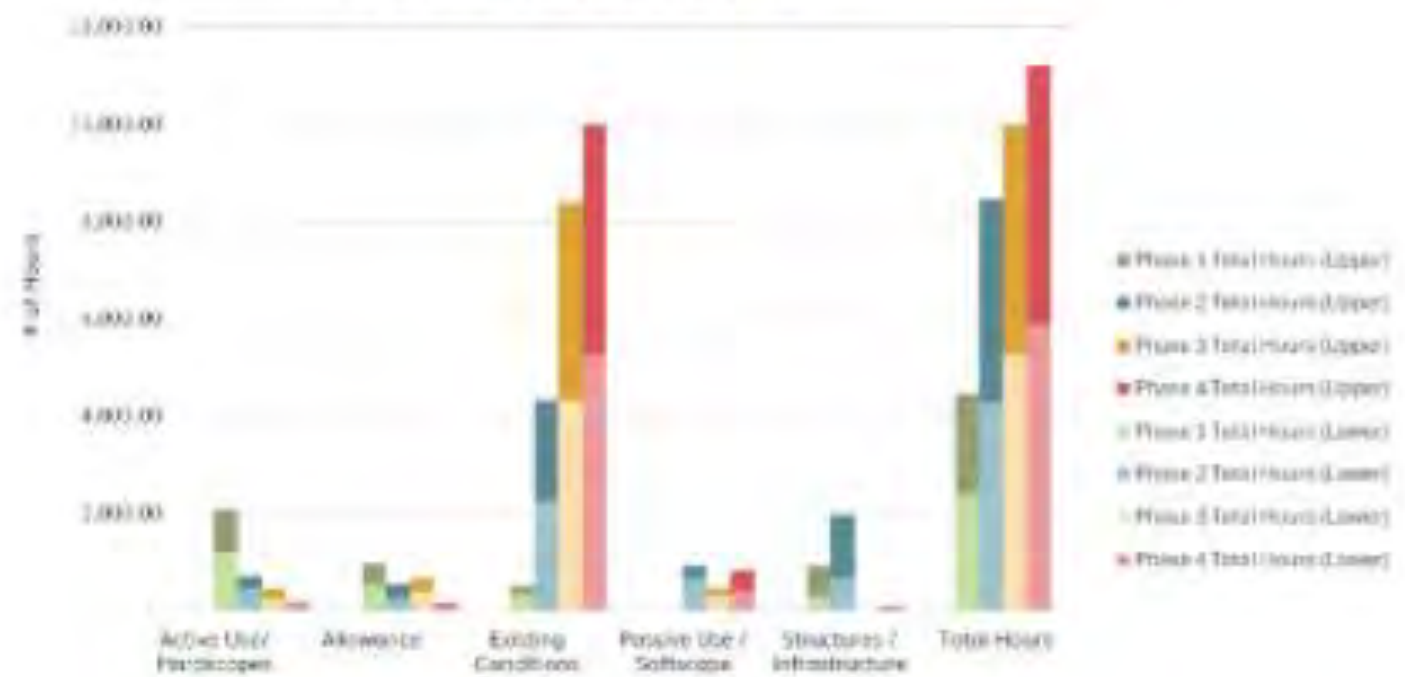
OPERATION & MAINTENANCE PROJECTION

Once the phasing direction is confirmed we will provide a greater level of detail in maintenance cost growth overtime similar to the charts you see on the right-hand side of this screen.

MAINTENANCE BUDGET



MAINTENANCE HOURS



Capital Projects

REVENUE GENERATION PROJECTION

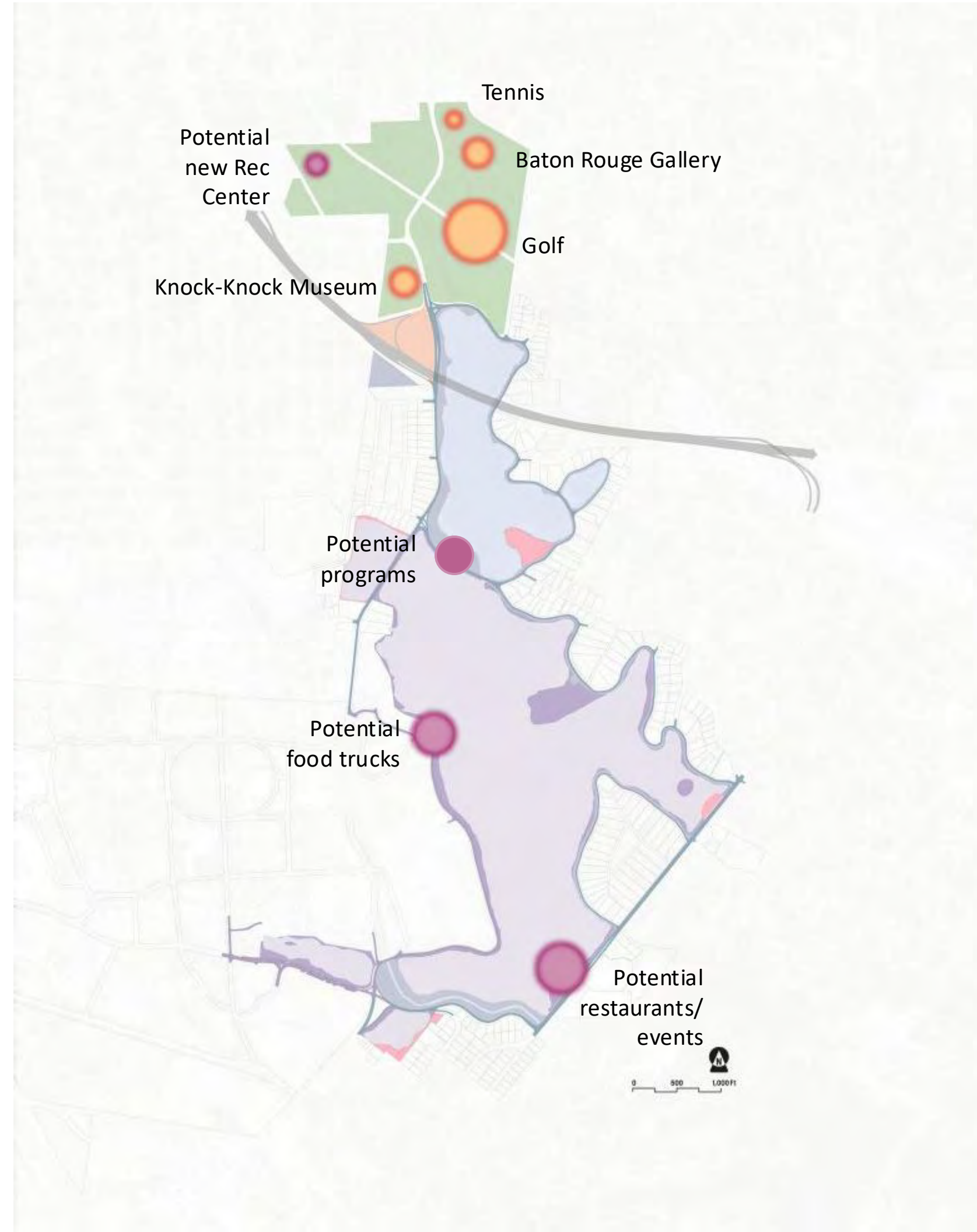
Existing uses that have potential for revenue generation:

- Golf
- Knock-knock Museum
- Baton Rouge Gallery
- Tennis / croquet

Potential uses in discussion:

- New Rec Center
- Restaurants / event rental
- Food trucks
- May St programs
- Event Spaces
- Naming Rights

Following confirmation of program elements and implementation phasing, revenue generation projections will be developed.





03

Capital

Projects Prioritization

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

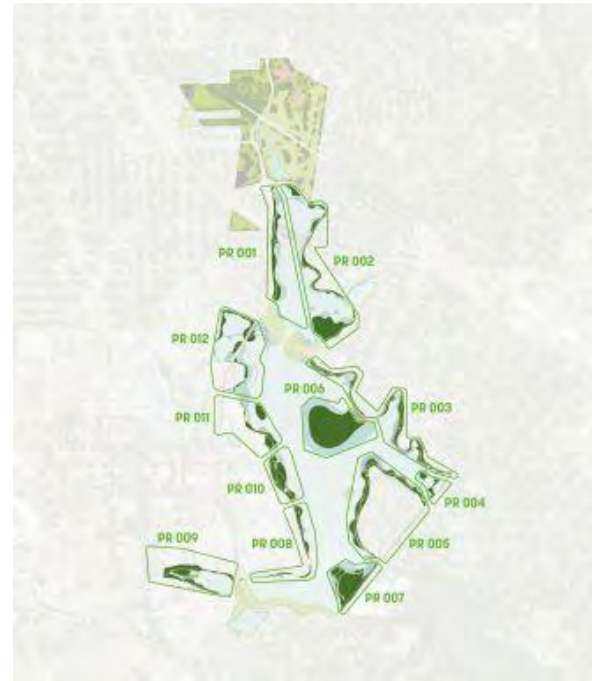
Nodes



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

EVALUATION CRITERIA FEEDBACK

#1 Vote

SOCIAL POTENTIAL

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

#2 Vote

ECONOMIC & REVENUE

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

#3 Vote

SAFETY

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

#4 Vote

FUNDING OPPORTUNITY

Potential of matching criteria of available public and private funding sources

#5 Vote

COST

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

#6 Vote

ECOLOGICAL POTENTIAL

Promotes ecological function, increases biodiversity, and improves water quality

Capital Projects

EVALUATION CRITERIA MAPPED IN DASHI

Ranking Scale Category Goals Weightings

Assign a global weight to each goal category and its goals to establish consistent prioritization across projects

GLOBAL WEIGHTING SCALE

FUNDING OPP... 12% SOCIAL POTENTIAL 35% COST 8% ECO... 5% SAFETY 20% ECONOMIC & REVENUE 20%

CATEGORY WEIGHTING SCALE WEIGHTING

- FUNDING OPPORTUNITIES 12.0%
- SOCIAL POTENTIAL 35.0%
- COST 8.0%
- ECOLOGICAL POTENTIAL 5.0%
- SAFETY 20.0%
- ECONOMIC & REVENUE 20.0%

Vote results are translated into Dashi to set the evaluation weightings for capital projects.

Recommendations

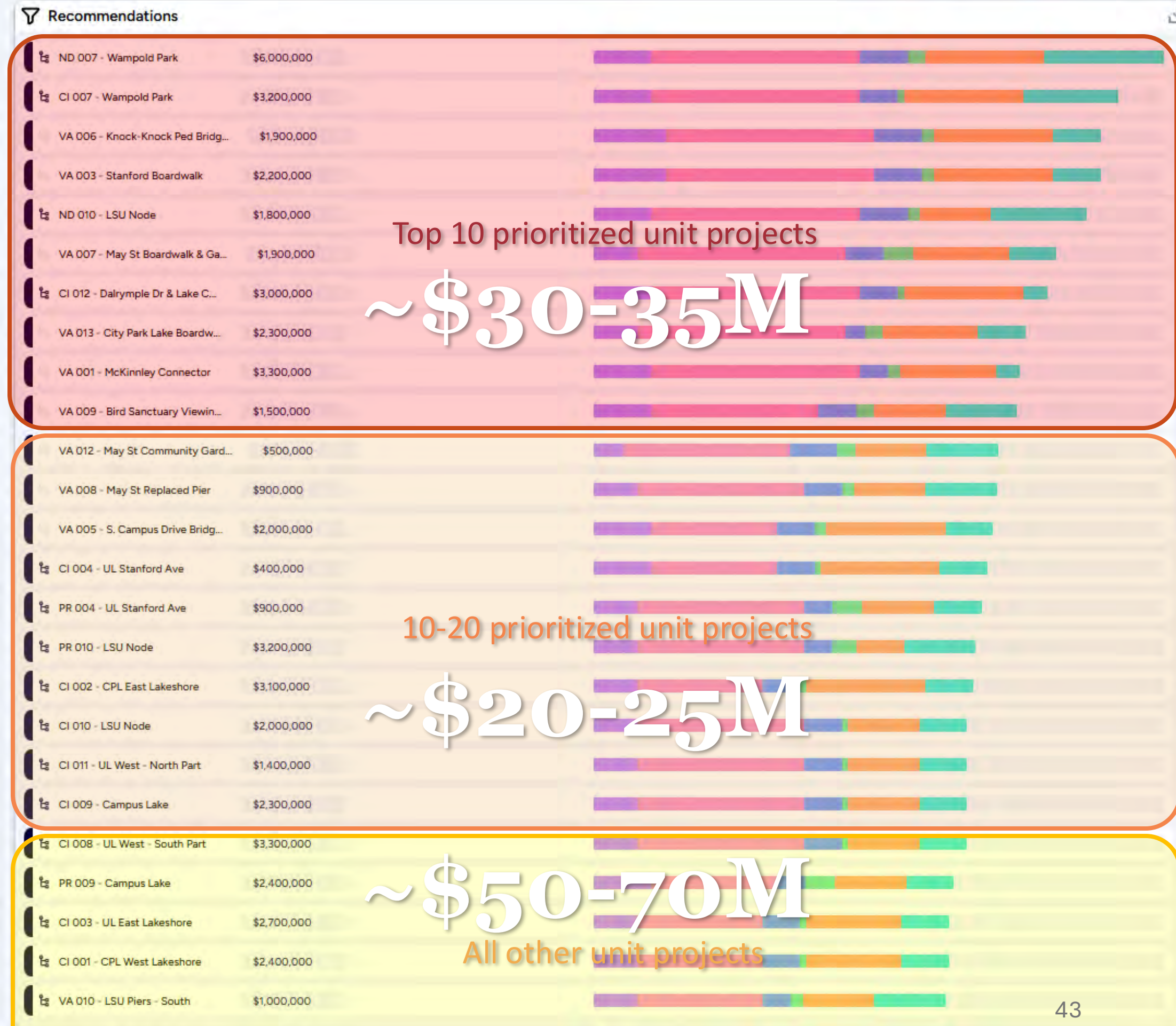
Project ID	Project Name	Cost	Weighting
ND 007	Wampold Park	\$6,000,000	12.0%
CI 007	Wampold Park	\$3,200,000	35.0%
VA 006	Knock-Knock Ped Bridge	\$1,900,000	8.0%
VA 003	Stanford Boardwalk	\$2,200,000	5.0%
ND 010	LSU Node	\$1,800,000	20.0%
VA 007	May St Boardwalk & Ga...	\$1,900,000	20.0%
CI 012	Dalrymple Dr & Lake C...	\$3,000,000	12.0%
VA 013	City Park Lake Boardw...	\$2,300,000	35.0%
VA 001	McKinley Connector	\$3,300,000	8.0%
VA 009	Bird Sanctuary Viewin...	\$1,500,000	5.0%
VA 012	May St Community Gard...	\$500,000	20.0%
VA 008	May St Replaced Pier	\$900,000	12.0%
VA 005	S. Campus Drive Bridg...	\$2,000,000	35.0%
CI 004	UL Stanford Ave	\$400,000	8.0%
PR 004	UL Stanford Ave	\$900,000	5.0%
PR 010	LSU Node	\$3,200,000	20.0%
CI 002	CPL East Lakeshore	\$3,100,000	12.0%
CI 010	LSU Node	\$2,000,000	35.0%
CI 011	UL West - North Part	\$1,400,000	8.0%
CI 009	Campus Lake	\$2,300,000	5.0%
CI 008	UL West - South Part	\$3,300,000	20.0%
PR 009	Campus Lake	\$2,400,000	12.0%
CI 003	UL East Lakeshore	\$2,700,000	35.0%
CI 001	CPL West Lakeshore	\$2,400,000	8.0%
VA 010	LSU Piers - South	\$1,000,000	5.0%

Capital Projects

PRIORITIZED UNIT PROJECTS

Based on Dashi results, these unit projects are grouped into tiers. We'll show these projects spatially in maps to explore phasing.

Please note, some projects have dependencies that affect real implementation.



Capital Projects

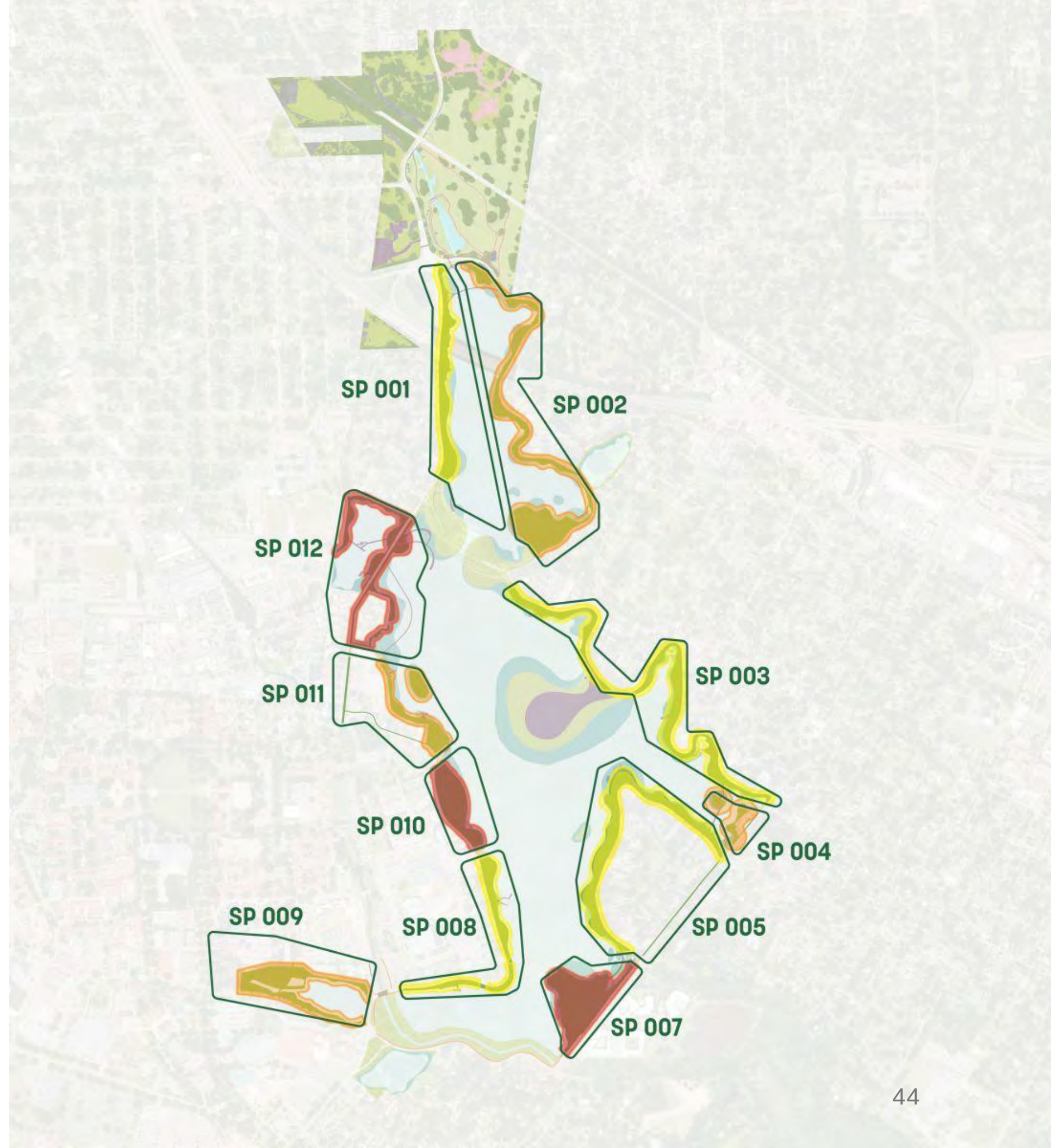
TOWARDS A FULL BUILDOUT

SITE PREPARATION

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

* All costs are in 2026 dollars.

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



Capital Projects

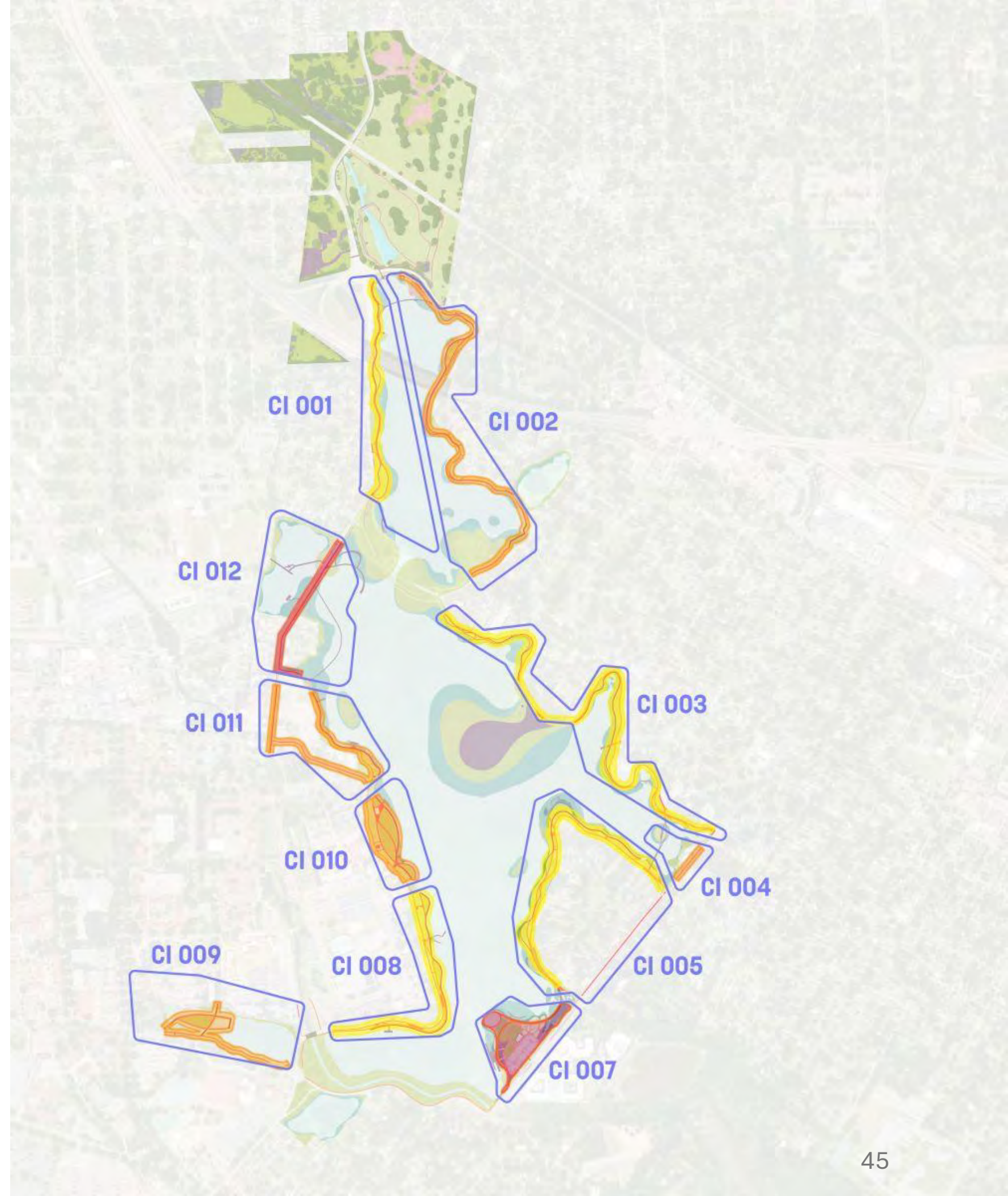
TOWARDS A FULL BUILDOUT

CIRCULATION IMPROVEMENT

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

* 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-004	UL S Lakeshore along Stanford Ave	\$0.9M
PR-002	City Park Lake E Lakeshore	\$4.6M
PR-003	University Lake E Lakeshore	\$2.1M
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
Total		~\$37M

* All costs are in 2026 dollars.

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

UL Governance & O+M Plan



Capital Projects

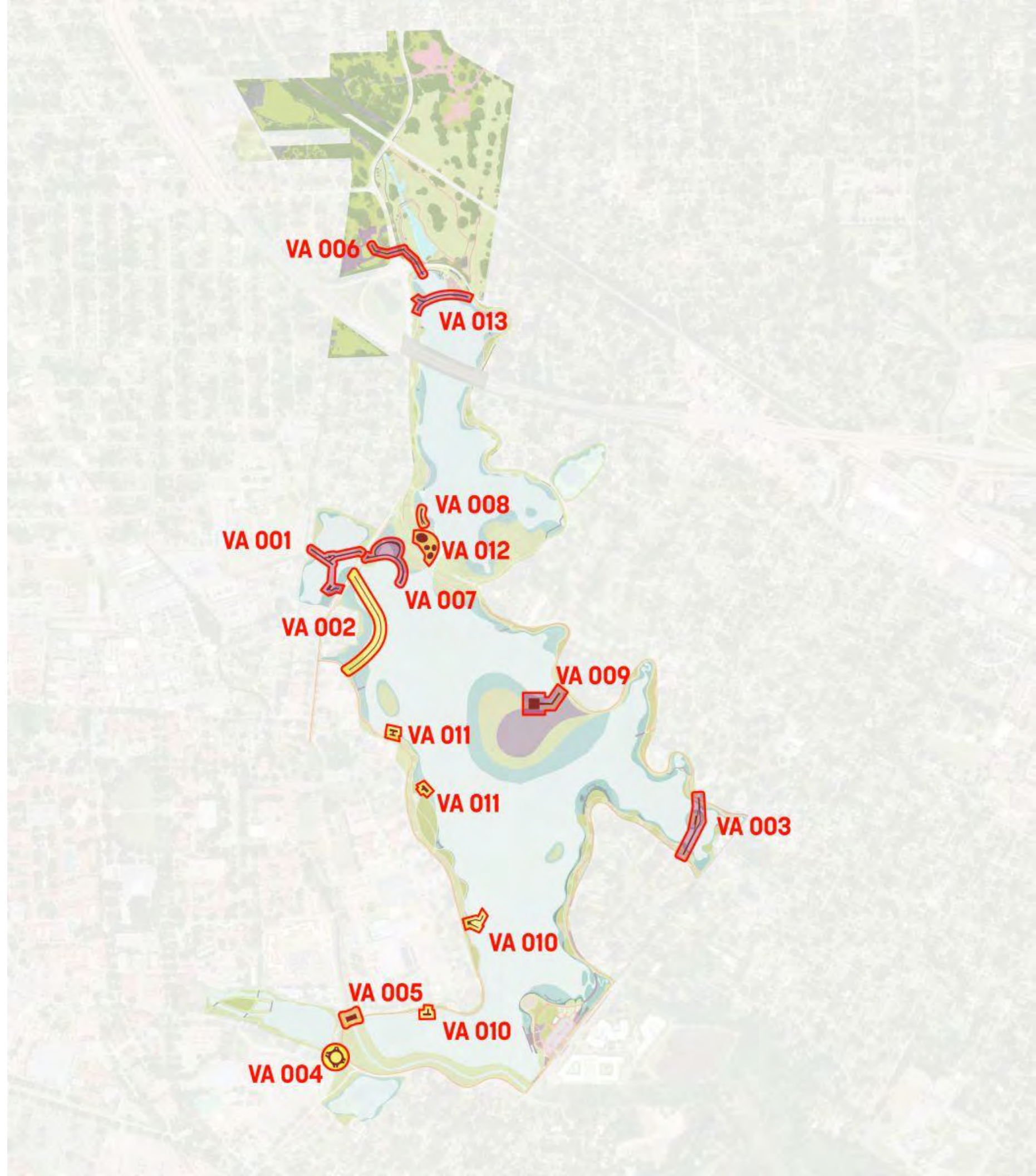
TOWARDS A FULL BUILDOUT VALUE ADDED PROJECTS

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

* All costs are in 2026 dollars.

* Costs include materials, mobilization, and contingency.

UL Governance & O+M Plan



Capital Projects

TOWARDS A FULL BUILDOUT

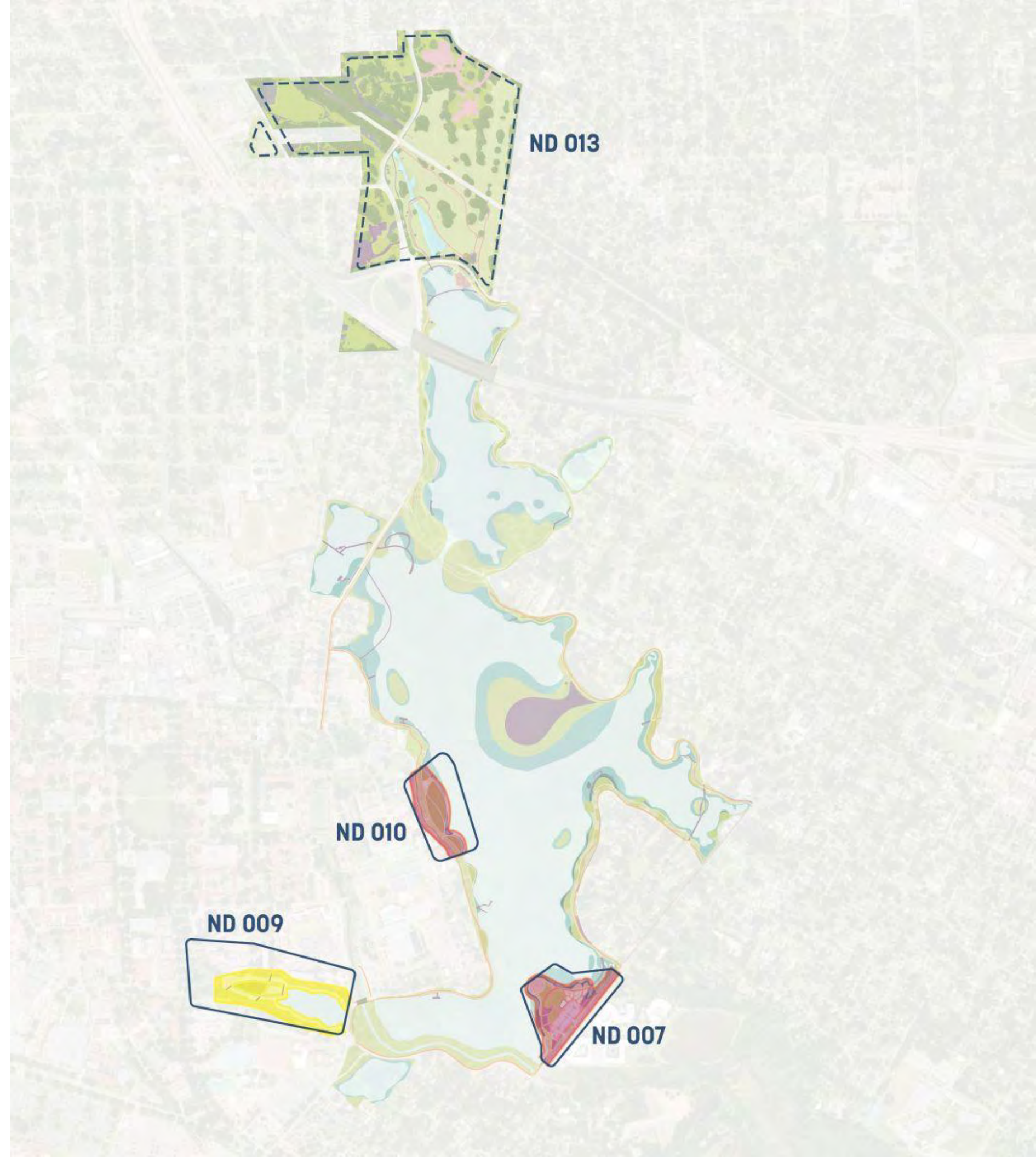
NODES

Code	Name	Est. Cost
ND-007	Wampold Park	\$6.0M
ND-010	LSU Node	\$1.8M
ND-009	Campus Lake	\$3.5M
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

CAPITAL IMPROVEMENT DISCUSSION

Highest Ranking Potential Phase 1 Concentration Zones:

- Wampold Park **\$14-16M** (in 2026 dollar)
- Stanford Boardwalk & Stanford Ave improvements **\$2-3M**
- Dalrymple/May St programming & circulation **\$8-9M**
- LSU node. Event Lawn and Circulation Improvements **\$5-8M**
- Knock-knock museum and City Park Lake connection **\$4-5M**
- Bird Sanctuary Nature Overlook **\$1-3M**

Other highest-ranking areas include the completion of fixing several circulation connections that are currently missing.





04

Next Steps

Building the Business Plan

1. Based on Capital Improvement Schedule we will begin building maintenance projections overtime including high-level maintenance plans
2. Based on Governance Direction we will develop detailed organization chart, roles and responsibilities matrix, and contractual obligations
3. We will develop a funding projection model based on estimated sources and uses
4. Based on the outcome of everything above we will develop a three-year action plan for the start-up of governance model



Discussion



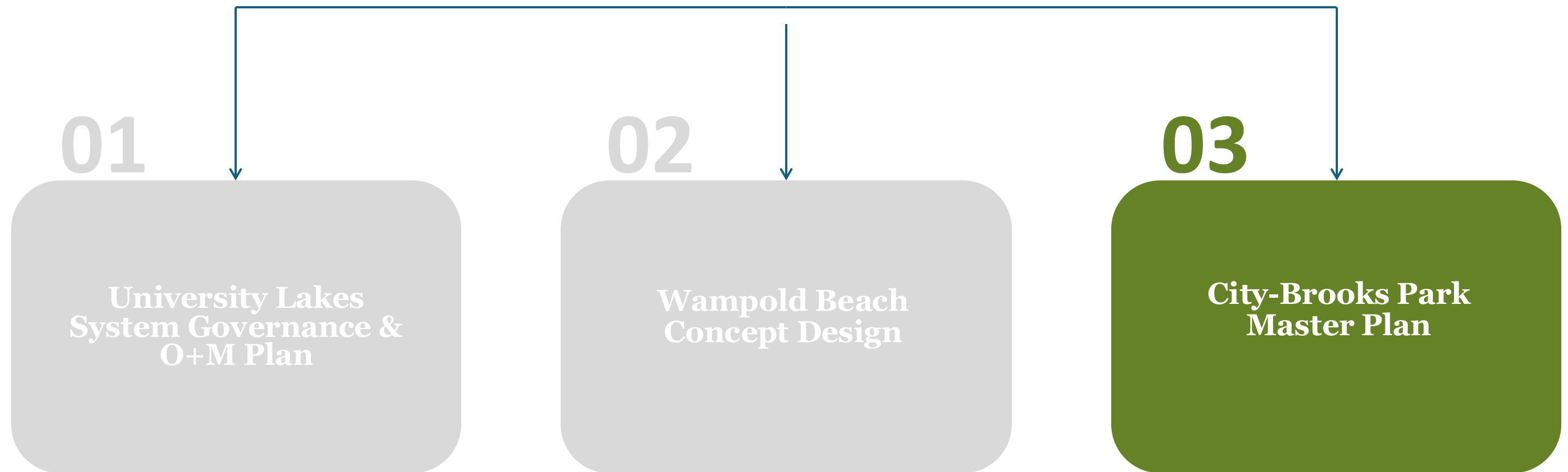


CITY BROOKS PARK MASTER PLAN

February 4, 2026 | Special Committee Workshop

PROJECT OVERVIEW

City-Brooks Park and Lakes Vision Plan



City-Brooks Park

PROJECT OVERVIEW

Last time we met we went over an extensive site inventory and analysis and discussed conclusions from that information. This is all available for you to reference as needed.

 01 Inventory & Analysis	 82 Site Finding by Topics	 83 CONNECTIVITY	 84 REGIONAL CONNECTIVITY	 85 VEHICULAR CIRCULATION	 86 SITE BICYCLE CONNECTIVITY	 87 SITE BICYCLE CONNECTIVITY	 88 SITE PEDESTRIAN CONNECTIVITY	 89 SITE PEDESTRIAN CONNECTIVITY
 90 PARKING & LOADING	 91 KEY TAKEAWAYS	 92 HISTORY & CULTURE	 93 HISTORIC TIMELINE	 94 REGIONAL HISTORY	 95 DEMOGRAPHICS & POPULATION	 96 CITY-BROOKS PARK OVER TIME	 97 HISTORIC SITE ELEMENTS	 98 BROOKS PARK POOL & CITY PARK POOL
 99 CITY PARK GOLF COURSE	 100 KEY TAKEAWAYS	 101 ENVIRONMENT	 102 STATEWIDE ECOLOGY	 103 REGIONAL ECOLOGY	 104 EXISTING SITE ECOLOGY	 105 POTENTIAL SITE ECOLOGY	 106 GOLF COURSE & RUNOFF	
 107 SITE TREE CANOPY	 108 REGIONAL HYDROLOGY	 109 SITE TOPOGRAPHY & HYDROLOGY	 110 SITE SLOPE ANALYSIS	 111 KEY TAKEAWAYS	 112 PROGRAM	 113 REGIONAL GAP ANALYSIS	 114 PROGRAM USAGE	 115 SITE PROGRAM
 116 ACTIVE VS PASSIVE PROGRAM	 117 SITE EDGES	 118 ANNUAL EVENTS	 119 SITE CAPACITY	 120 GOLF PROGRAM	 121 GOLF PROGRAM	 122 KEY TAKEAWAYS	 02 Guiding Principles	 123 CORE VALUES

01

What We Heard

DRAFT Phase 1 Public Survey + Stakeholder
Input Summary

City-Brooks Park

PUBLIC SURVEY RESULTS

Welcome to City-Brooks Park & Lakes Vision Plan

With 154 acres and a location just minutes from downtown Baton Rouge and the LSU campus, City-Brooks Park has the potential to become the region's central Park—an inclusive civic landscape that brings people together across neighborhoods and generations.

To realize this vision, City-Brooks Park is beginning a Master Plan process, and your ideas and experiences will help shape its future.

This survey has two parts:

- a short multiple-choice questionnaire, and
- an interactive map to collect your place-based feedback: <https://comap.sasaki.com/citybrookspark/>

It takes approximately 5 minutes to complete, and we thank you for your time and input.

1. What is your zip code?

2. Which best describes your relationship to City-Brooks Community Park?

- Nearby Resident
- Student / faculty
- Work nearby
- Park visitor
- Other - Write In

3. Have you visited City-Brooks Park before?

- Yes
- No

**Part 1 Survey Questions –
1084 Responses!**

Welcome to City-Brooks Park & Lakes
Vision Plan Public Survey Part2!

As we consider what the future looks like in City-Brooks Park, we want to hear from you! Use this interactive tool to create a map that reflects your experiences in this place. Add points, lines, and shapes to tell us your own unique perspective. We'll aggregate these maps from all participants to discover patterns, challenges, and opportunities.

[Get Started](#)

Data Usage
Your responses are anonymous. We protect your privacy and all data is only used internally.

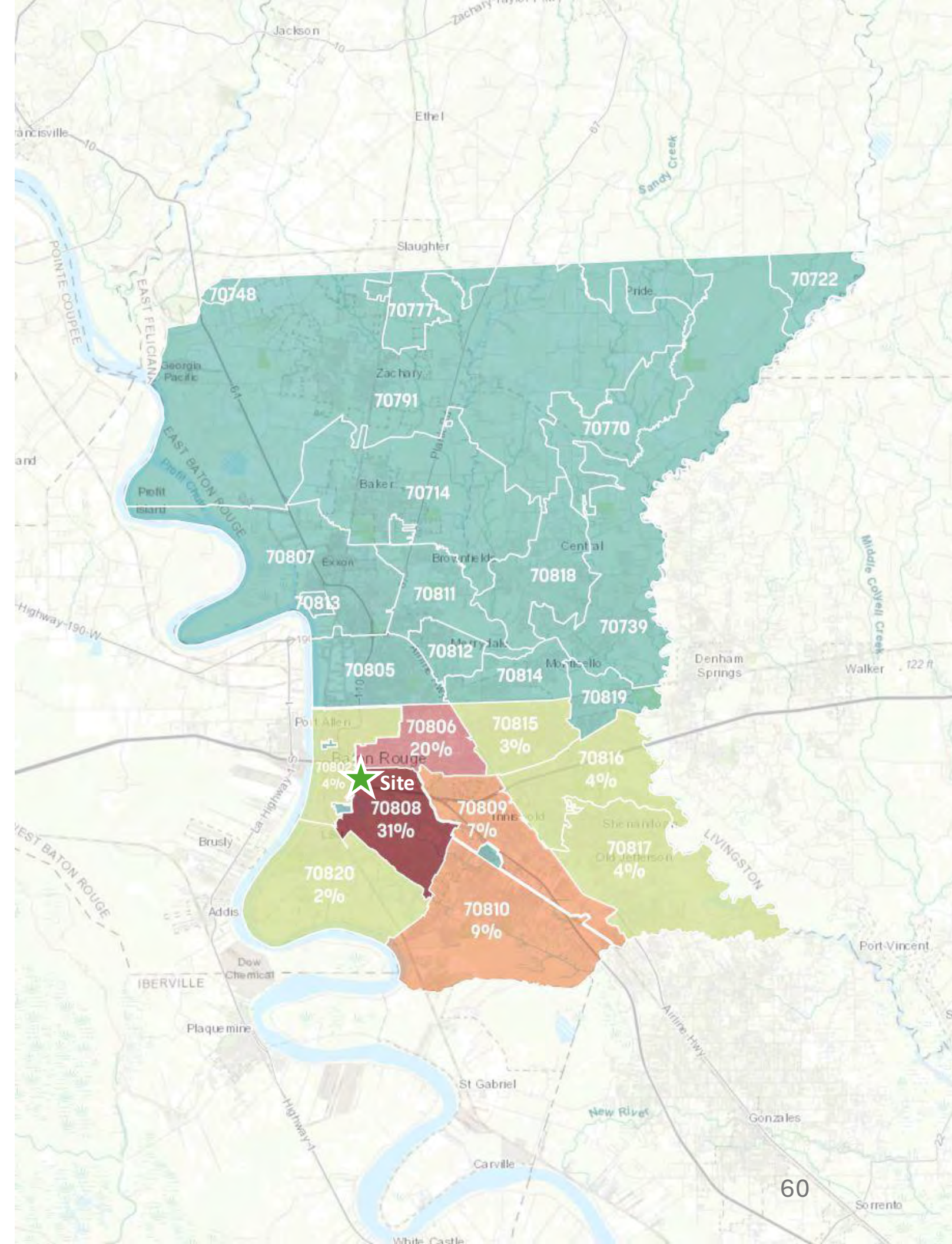
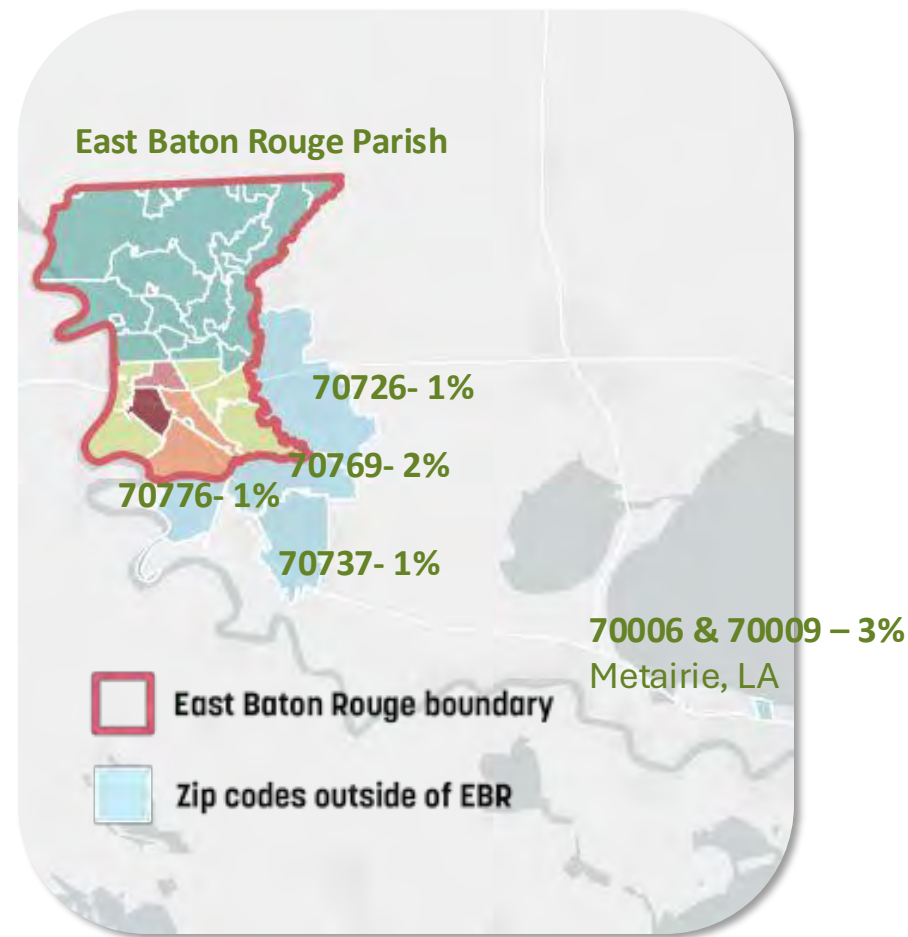
Instructions
Draw points, lines, or shapes using different categories to illustrate your experiences, and leave a comment or thumbs up if you'd like. You can move the map, zoom in and out, and change the map base to roadmap or satellite. After you've drawn points, lines, or shapes, you can edit or delete them by clicking on them again. Have fun!

[Send us feedback](#)

**Part 2 Mapping Tool –
120 Responses!**

What We Heard PUBLIC SURVEY DEMOGRAPHIC INFO

Geographic distribution: The east side of the site generated significantly more responses than the west side of the park. 953 responses were from in-parish residents. 131 were from out of parish responses.

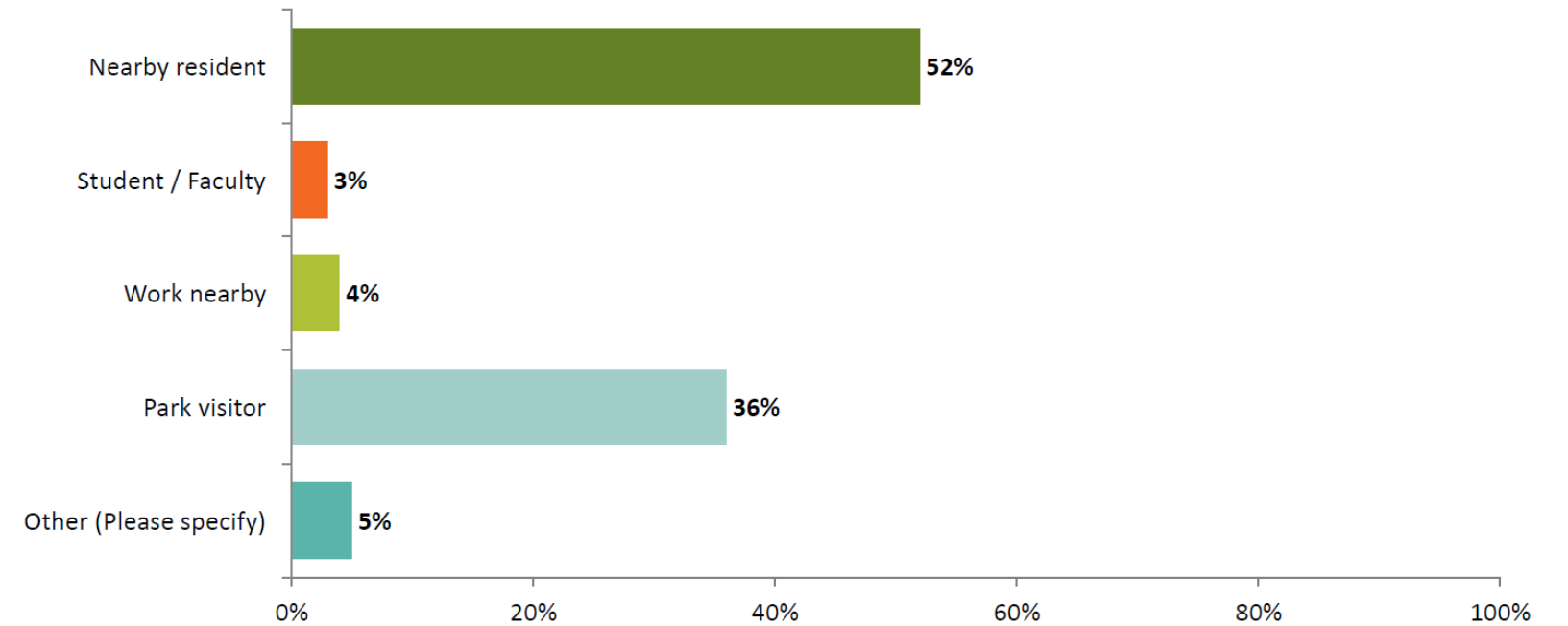


What We Heard PUBLIC SURVEY DEMOGRAPHIC INFO

Relationship to the park: 89% respondents are nearby residents or regular park visitors. Students and faculty represent a smaller share of participants. 96% of survey takers have visited the park, and 80% of them visited it monthly or more.

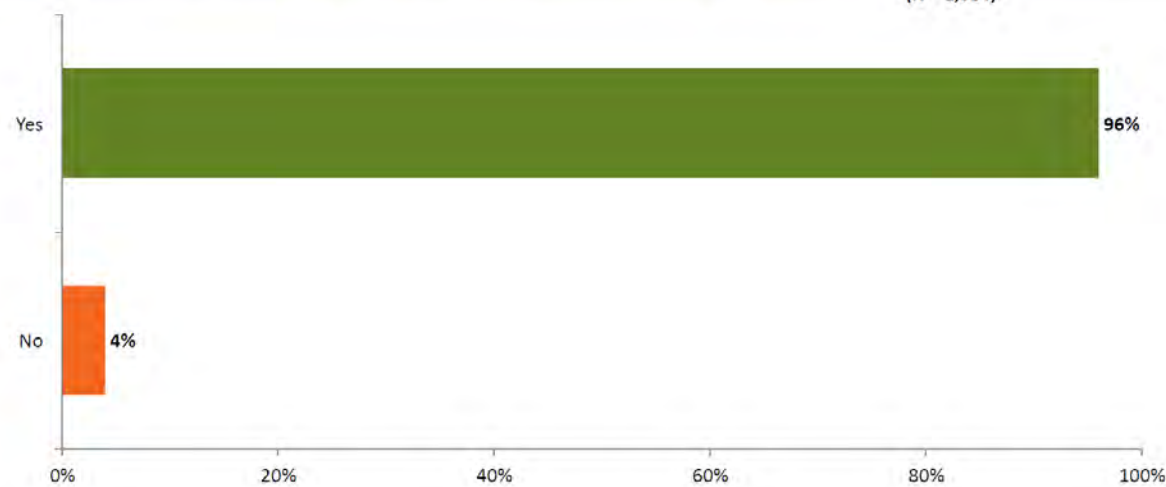
Which best describes your relationship to City-Brooks Community Park?

(N = 1,081)



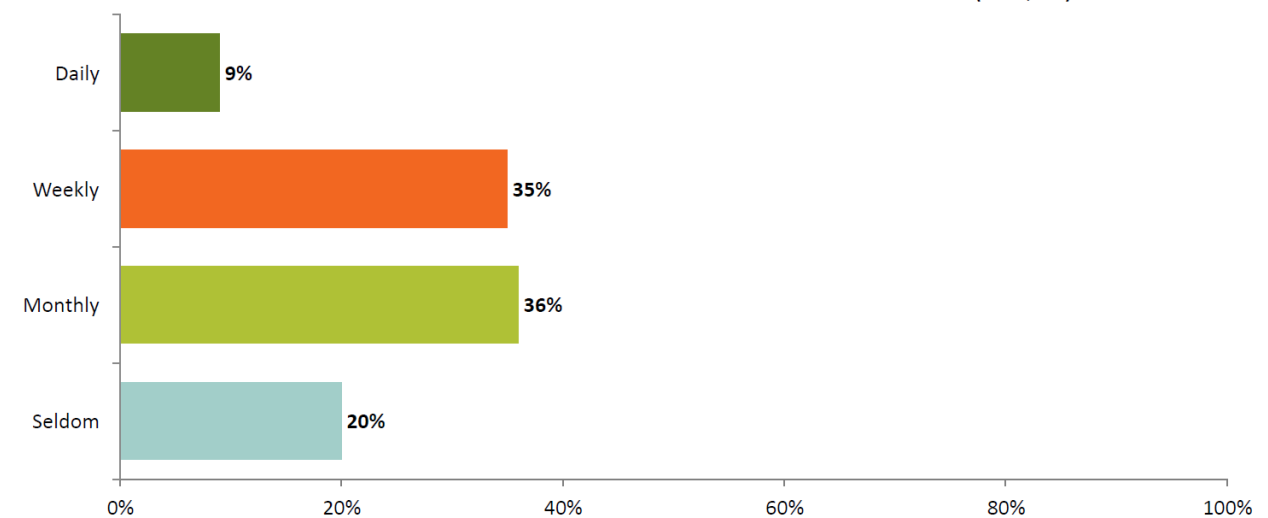
Have you visited City-Brooks Community Park?

(N = 1,084)



How often do you visit City-Brooks Community Park?

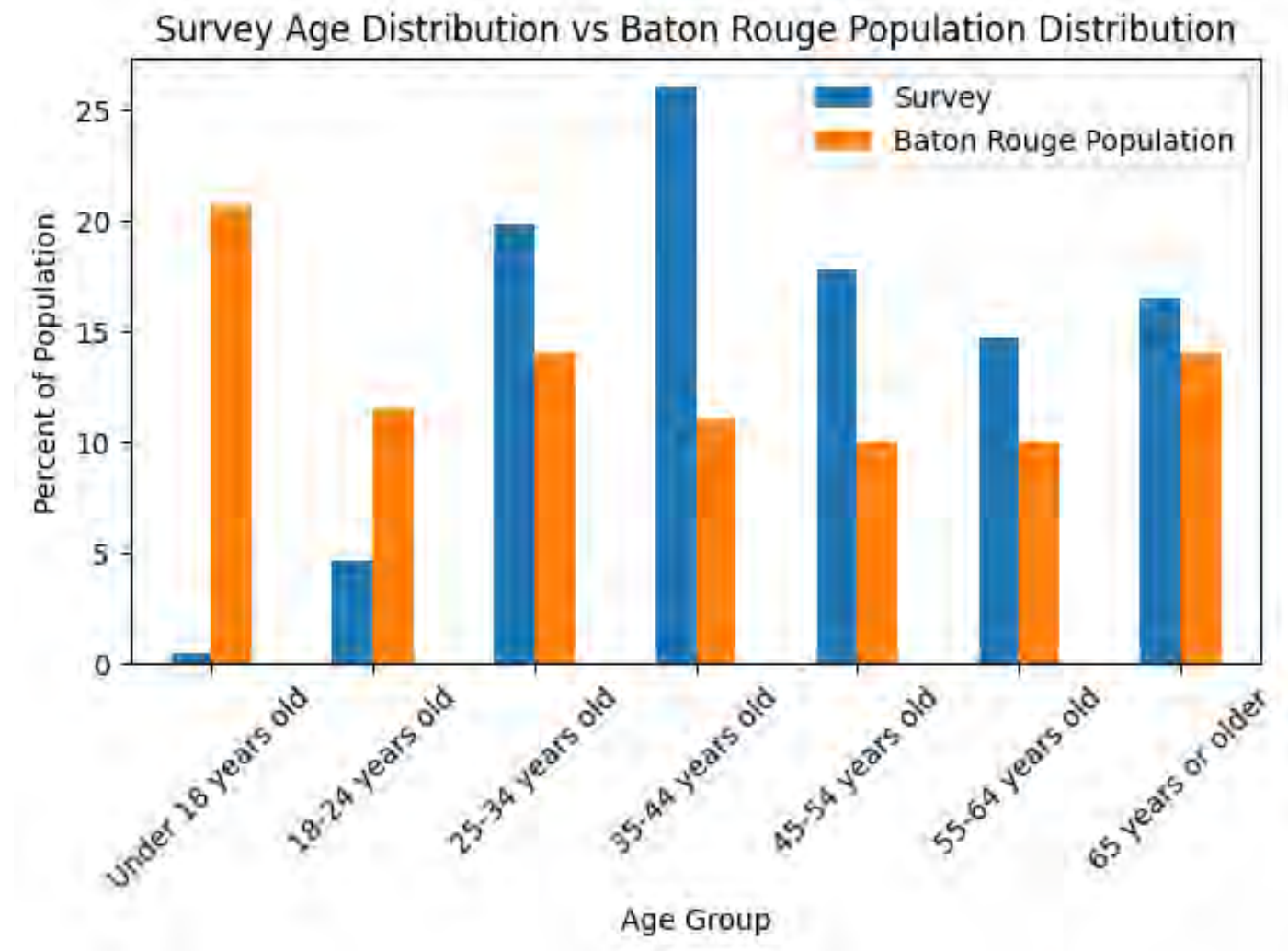
(N = 1,029)



What We Heard PUBLIC SURVEY DEMOGRAPHIC INFO

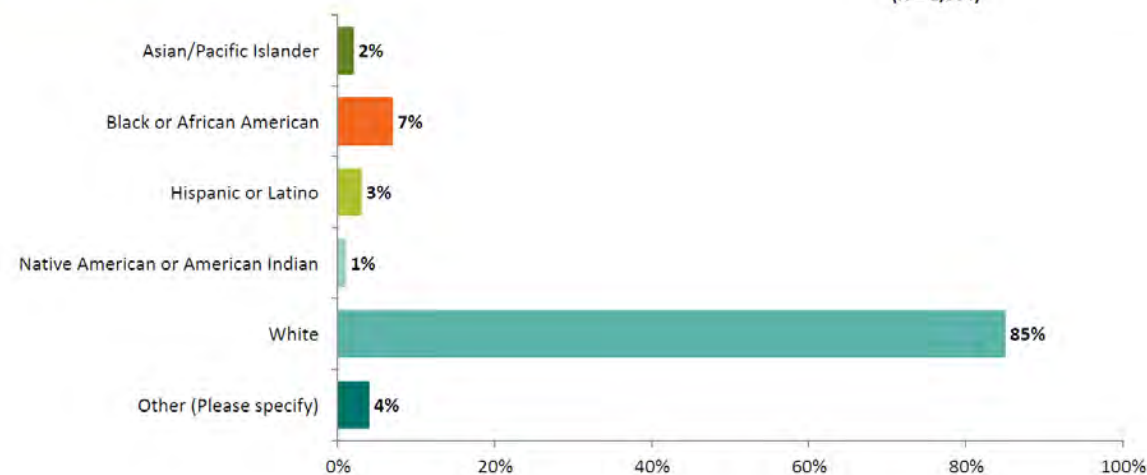
Age representation: The age distribution of survey respondents **skews younger** than overall parish demographics.

Income & race/ethnicity: Survey participants skew toward higher-income households and are predominantly White compared to overall parish demographics.



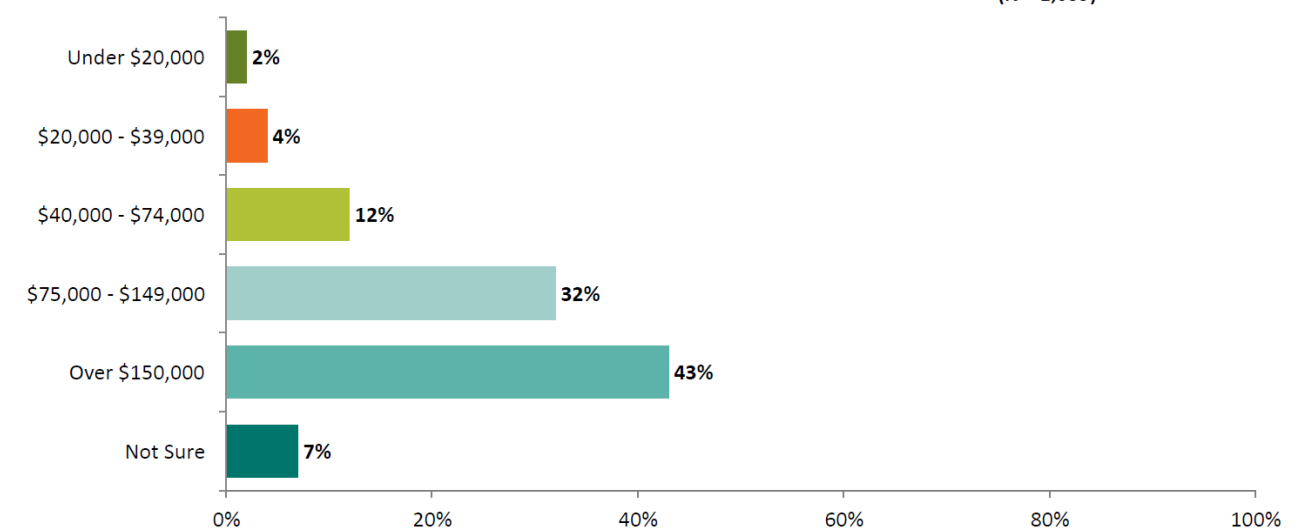
Race/Ethnicity:

(N = 1,034)



Household Income:

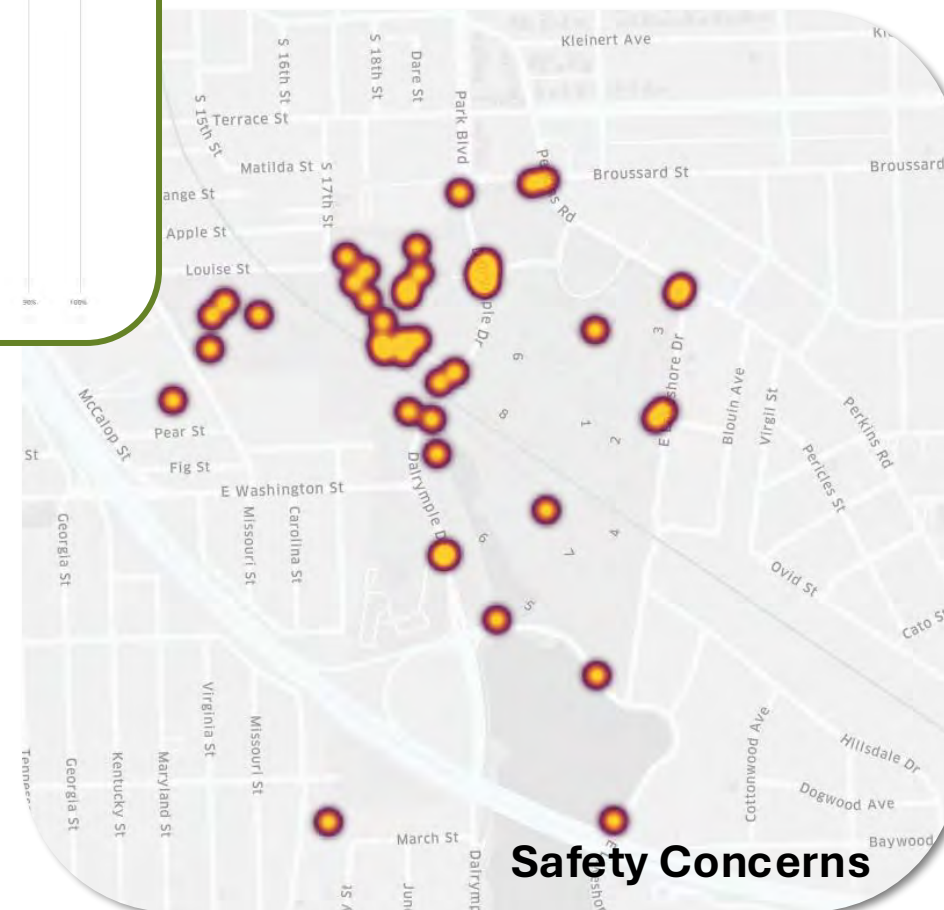
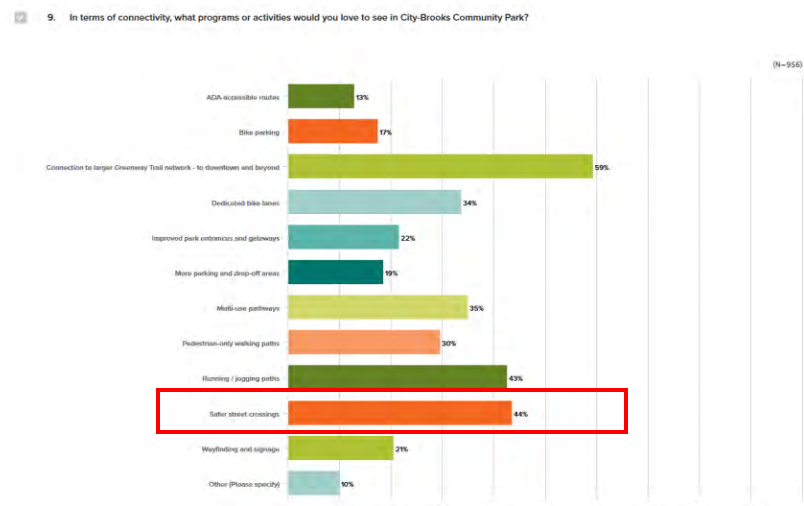
(N = 1,039)



What We Heard

ENGAGEMENT KEY FINDINGS

Safer street crossings at 44% in future connectivity desired uses.



“MORE SAFE CROSSINGS are needed. Especially at Park/Dalrymple and Magnolia Drive”

30+ Open comments called out dangerous crossings on Dalrymple

Safety Concerns Along Dalrymple

- Dalrymple is widely understood as a **major safety barrier**, especially between east/west destinations.
- The issue is not only **speeding traffic**, but also **limited visibility, poor crossings**, and nighttime discomfort.
- Many comments suggest Dalrymple should function less like a through-street and more like a **slow park edge / park street**.
- Safer crossings are especially important near Knock-Knock Children's Museum, the tennis center, dog park, and gallery/event areas.
- This finding supports a broader goal of making the park feel like **one connected place** rather than two separate sides.

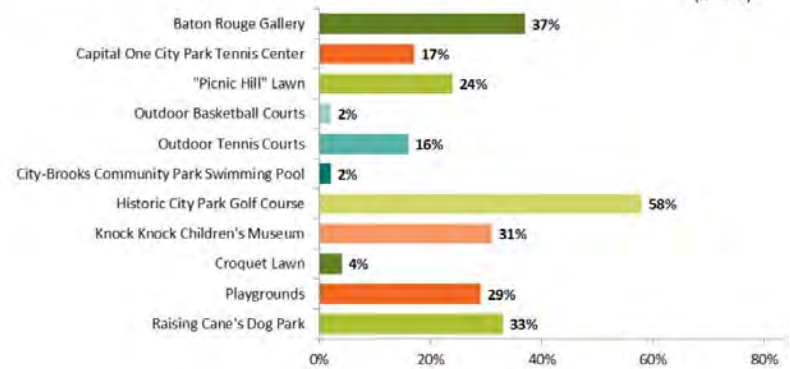
What We Heard

ENGAGEMENT KEY FINDINGS

Existing use range from Golf Course 58% (open year-round) to Brooks Swimming Pool 2% (Open during summer and on limited hours)

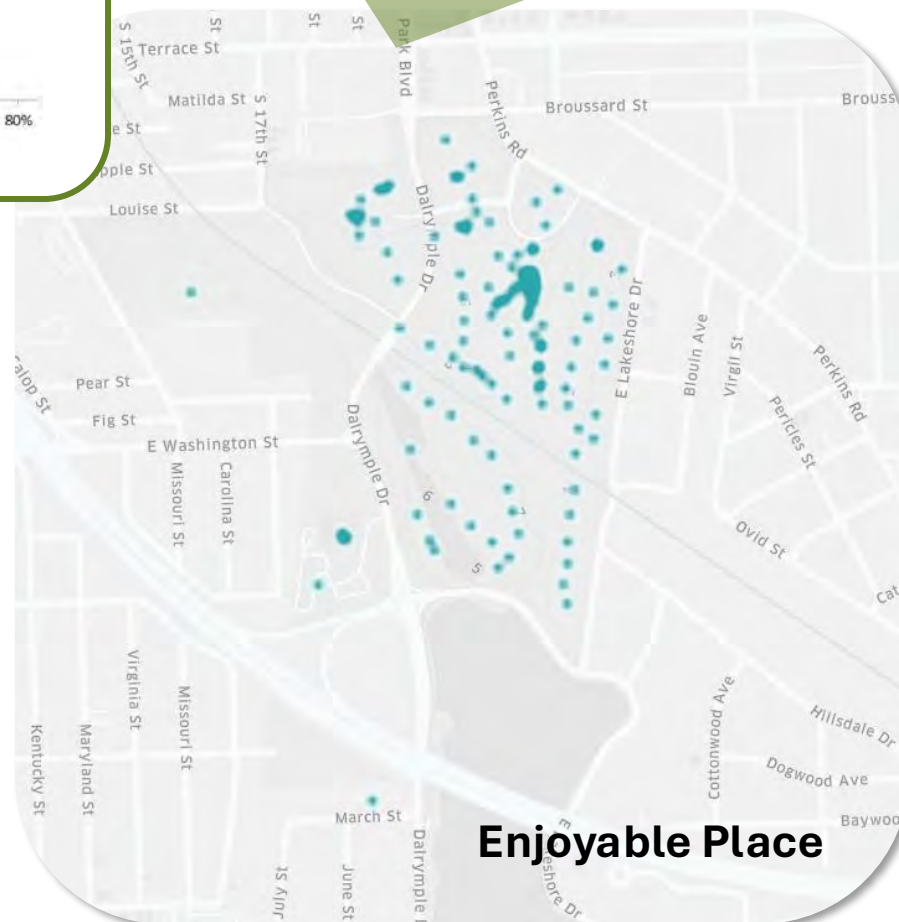
What brings you to City-Brooks Community Park? Select all that apply.

(N = 993)



“I mostly spend time on the edges but would love the opportunity to enter into the park more.”

“I like the idea of the park being a destination place. Concerts, food trucks, farmers market, sporting activities all can share one area of the city.”



Existing Park Activity Is Unevenly Distributed

- Currently the park is popular across different uses, concentrated near BR gallery, tennis courts, the dog park and Knock Knock Children's Museum.
- These destinations function largely as **independent nodes rather than a connected park experience.**
- Some areas—particularly **Brooks Park** and parts of the golf landscape—see fewer everyday destinations and activities.
- Stakeholders noted that Brooks Park facilities need upgrades and that the west side should include **recreation uses** that serve nearby neighborhoods.

What We Heard

ENGAGEMENT KEY FINDINGS

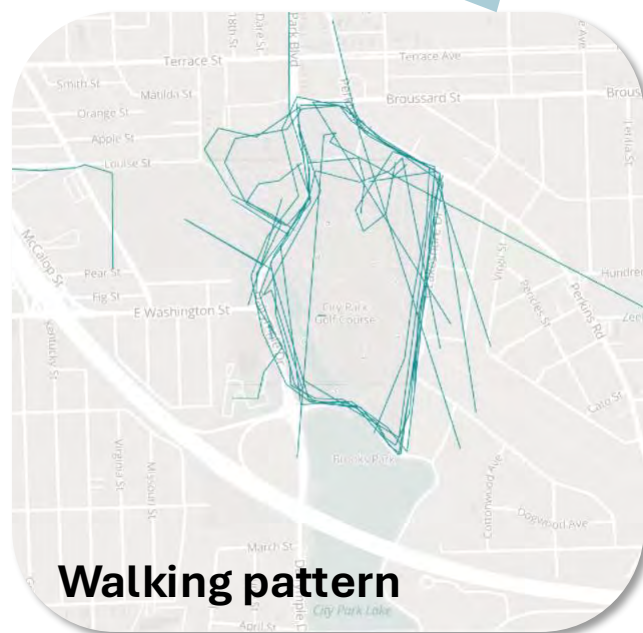
50+ Open comments directly called for connectivity improvements

“Create a clearly delineated full circuit bike and pedestrian path around the whole park.”

“Multiuse path needs improvement and should limit the need to share the roadway.”

“Needs connectivity to City Park Lake.”

“The stretch of road between the Dalrymple Dr entrance and the lakes is severely lacking in safe multi-use trails.”



Survey takers walk along the park, not within the park

59% – Connection to the larger greenway trail network

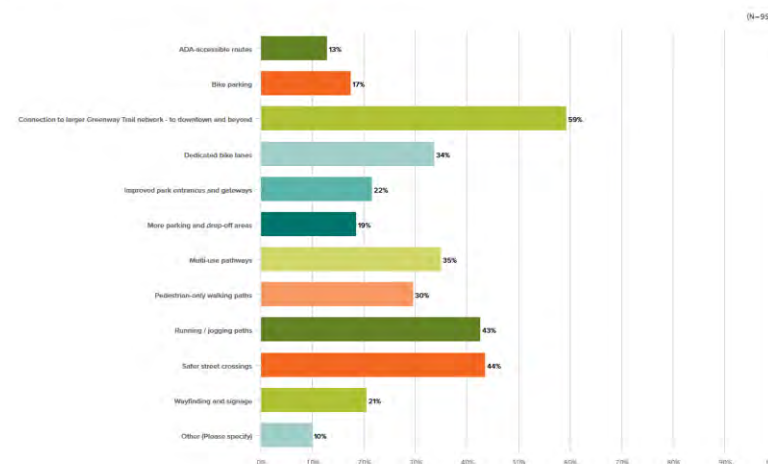
44% – Safer street crossings

43% – Running / jogging paths

35% – Multi-use pathways

34% – Dedicated bike lanes

9. In terms of connectivity, what programs or activities would you love to see in City-Brooks Community Park? (N=556)



Ask for Better Everyday Walking and Biking Connections

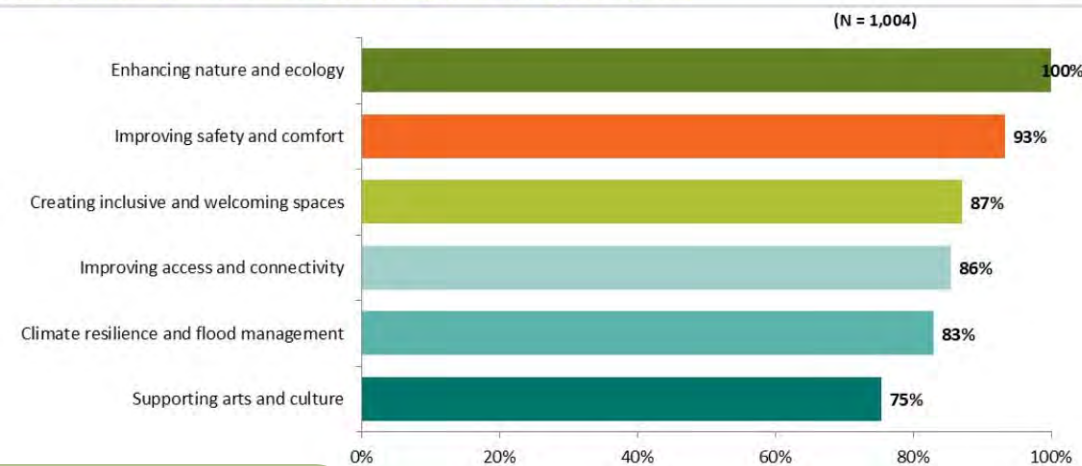
- Connectivity is one of the clearest, most **consistent priorities** across survey and workshops.
- People want both **regional connections** and **better local loops** within the park.
- Demand is not just for “more paths,” but for **separated, comfortable, continuous, and safer routes**.
- Key connection gaps include **east/west movement**, links to the **lakes and greenway system**, and safer access from **adjacent** neighborhoods.

What We Heard

ENGAGEMENT KEY FINDINGS

“The lakes are one of the most beautiful parts of the park.”

The 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. (N = 1,004)



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

“Add pollinator gardens and native plants.”

“Preserve the beautiful tree canopy that makes the park special.”

“More trees and landscaping would improve the park experience.”

Desired Uses:

- 49% – Pollinator / butterfly gardens
- 36% – More trees and shade
- 36% – Nature trails with educational signage
- 36% – Restored natural waterways
- 23% – Flood protection / stormwater features

Desired Use	Percentage
Pollinator / butterfly gardens	49%
More trees and shade	36%
Nature trails with educational signage	36%
Restored natural waterways	36%
Flood protection / stormwater features	23%

Desire for Stronger Connections to Water and Ecology

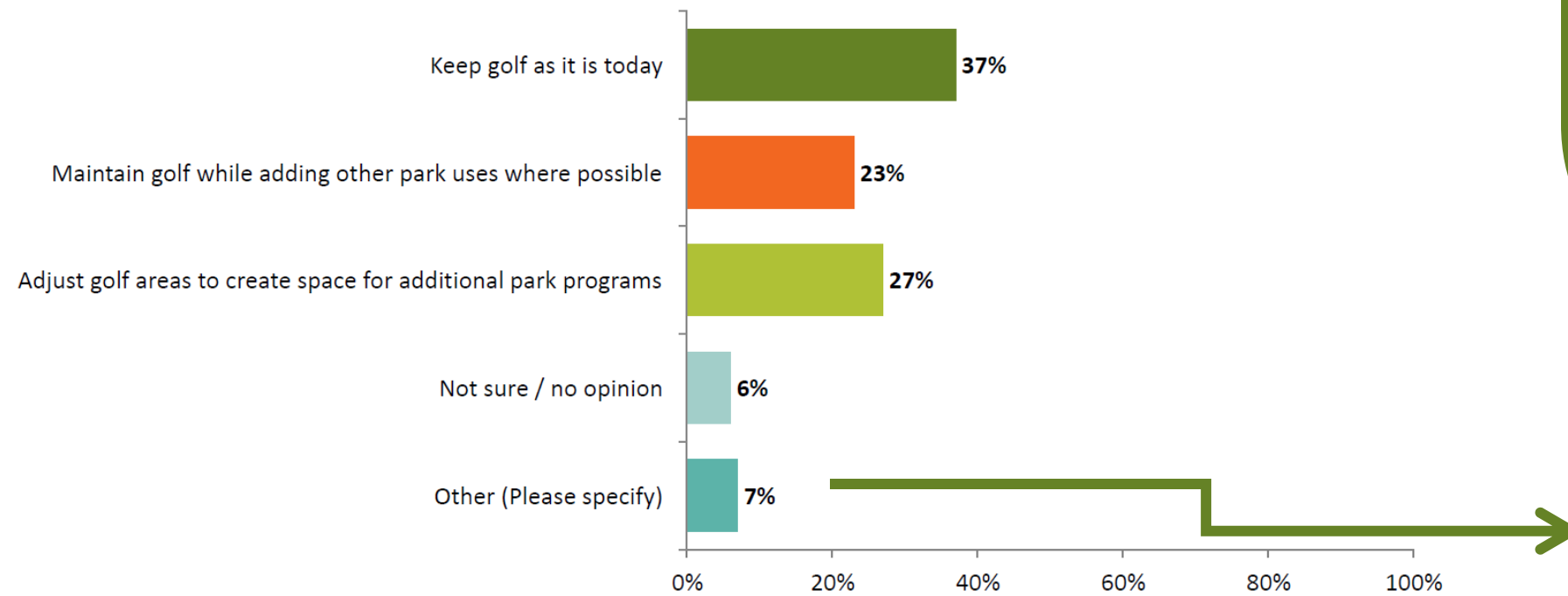
- The park is not only seen as recreational land, but also as part of a larger **water and ecological system**.
- Respondents want a **stronger relationship between the park and the City Park Lake**, both visually and physically.
- Ecological improvements should be **experiential**, not just infrastructural: trails, planting, habitat, shade, interpretation, and water access.
- The Knock Knock Children’s Museum highlighted opportunities to combine **stormwater management, nature play, and environmental education**.

What We Heard

ENGAGEMENT KEY FINDINGS

How should golf be balanced with other park uses at City-Brooks Community Park?

(N = 1,073)



Age	Keep	Adjust	Maintain + Add	Not sure	Other
Under 18	60%	20%	0%	20%	0%
18-24	36%	28%	26%	8%	2%
25-34	31%	32%	21%	7%	10%
35-44	30%	34%	20%	7%	10%
45-54	35%	29%	23%	3%	11%
55-64	43%	24%	23%	6%	4%
65+	50%	16%	22%	7%	5%

When this is viewed by age of respondent you can see that opinion is still fairly split across the three main categories.

What “to-do” with golf?

- We do not believe this is a **binary choice** around removing golf or not.
- Based on the feedback to-date we recommend **keeping golf as a program** on site but **shrinking the footprint**, adding new and complementary program, and increasing access.

Summary of the “Other” 7% Responses

There were **84** responses in the “Other” category just over 7%.

These comments generally fell into **three main themes**:

1. Remove the golf course entirely

A large portion of comments supported **eliminating golf and converting the space to broader public uses**, such as trails, open park space, sports facilities, or habitat.

2. Make the park more inclusive / multi-use

Some respondents suggested **reducing the golf footprint or relocating it** so the land can serve **more residents and activities**.

3. Improve or reconfigure the golf course

A smaller group suggested **modifying or upgrading the course**, such as:

- shorter course layouts
- driving ranges or practice facilities
- integrating entertainment or community programming.

What We Heard

ENGAGEMENT KEY FINDINGS



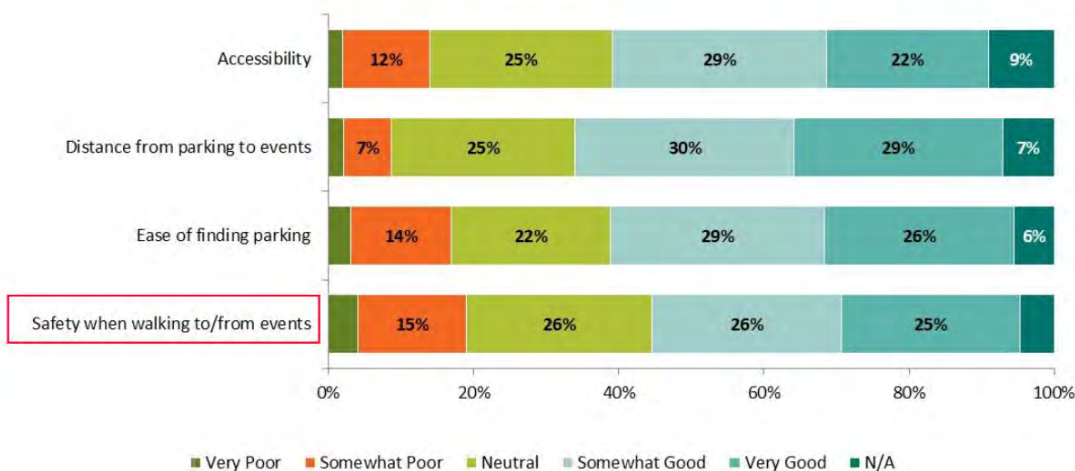
“Baton Rouge Gallery events always draw huge crowds and parking runs out.”

“I’m not sure how to create more parking without sacrificing green space...”

“The parking is really ok, it’s more about safe paths between parking and the activity...”

“Knock Knock Children’s Museum needs more parking.”

When visiting City-Brooks Community Park, how would you rate the following aspects of parking:



Top concern about parking is “**safety when walking to / from events**”

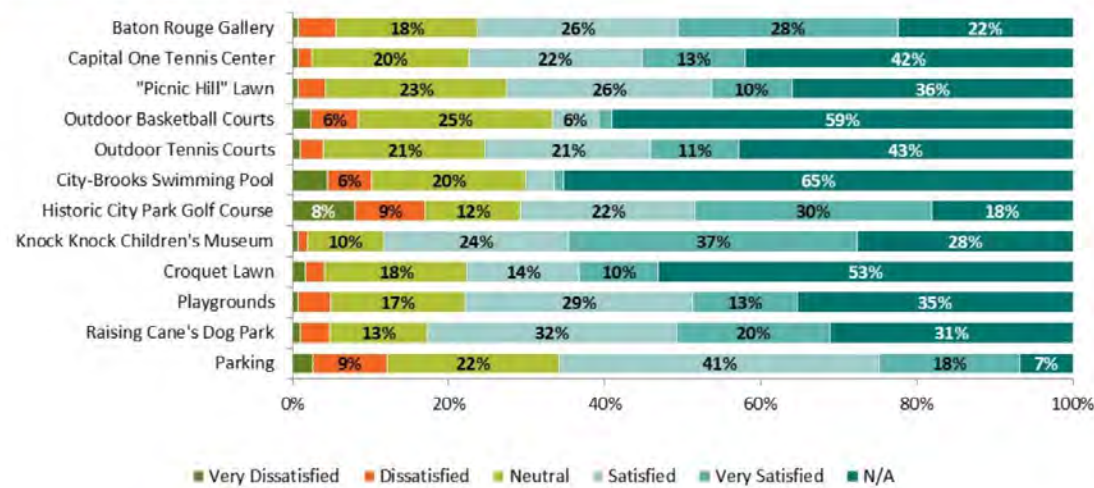
Parking Needs During Events

- Parking is a real concern, but mostly **during events and peak periods**, not necessarily at all times.
- The bigger issue may be how parking works: **visibility, lighting, crossings, distribution, and wayfinding**.
- Many comments support **overflow/event strategies** rather than permanent large parking expansion.
- There is a clear desire to protect green space and **avoid** letting parking become the dominant design driver.
- Parking, crossings, and walking routes should be **solved together**, not as separate issues.

What We Heard

ENGAGEMENT KEY FINDINGS

How would you rate the existing quality of the locations selected above?



Knock Knock Children's Museum - 37% very satisfied
Baton Rouge Gallery – 28% very satisfied
Golf – 30% very satisfied, 9% dissatisfied
Parking – 9% dissatisfied

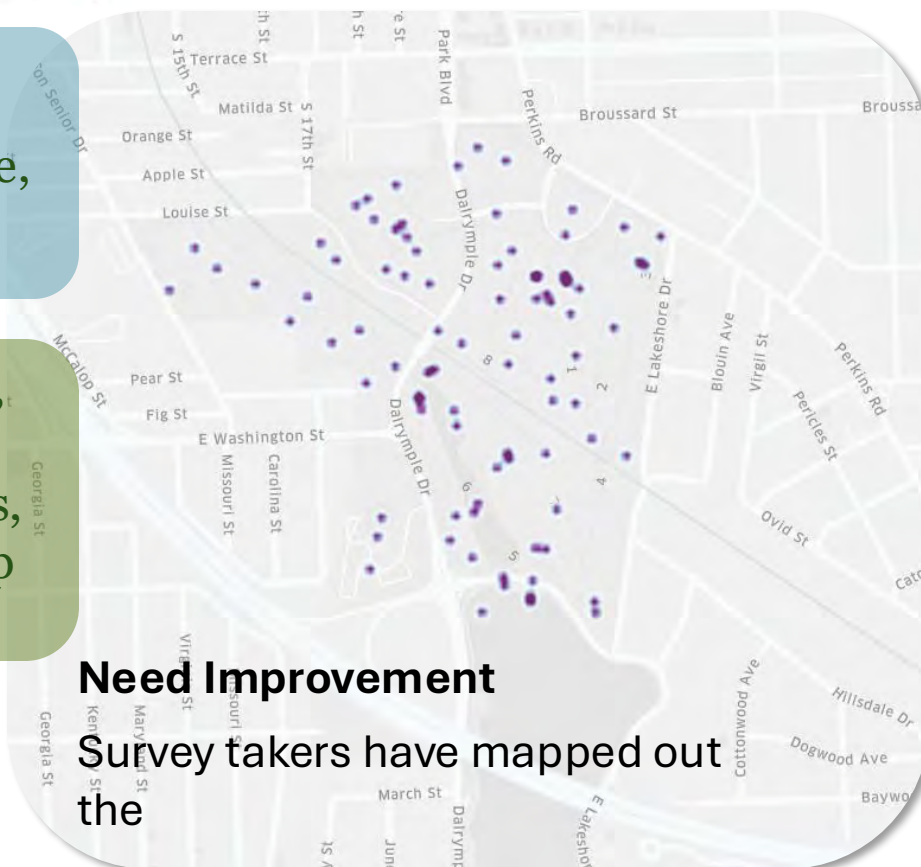
Requests for Amenities, Comfort, and Wayfinding

“More covered seating and tables.”

“Better street markings, signage, and lighting.”

“Water fountains, signage, street paving, bathrooms, and a place to stop and recharge.”

“More benches.”



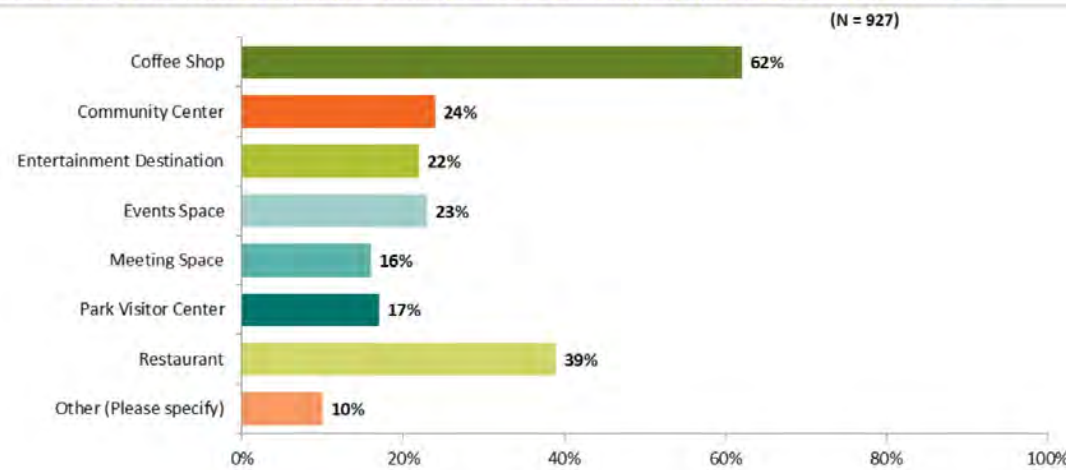
Need Improvement
 Survey takers have mapped out the

- Many requests are not about major new capital projects, but about the basics that make a park easy to use well.
- Needed amenities include **lighting, restrooms, water, seating, bike parking, community pavilion / market use, shade, clearer signage and wayfinding and maintenance improvements.**

What We Heard

ENGAGEMENT KEY FINDINGS

Part of the Master Planning effort includes reviewing potential uses for the existing City-Brooks Community Park Clubhouse. What sort of uses do you feel are missing from the community this space would be a good home for?



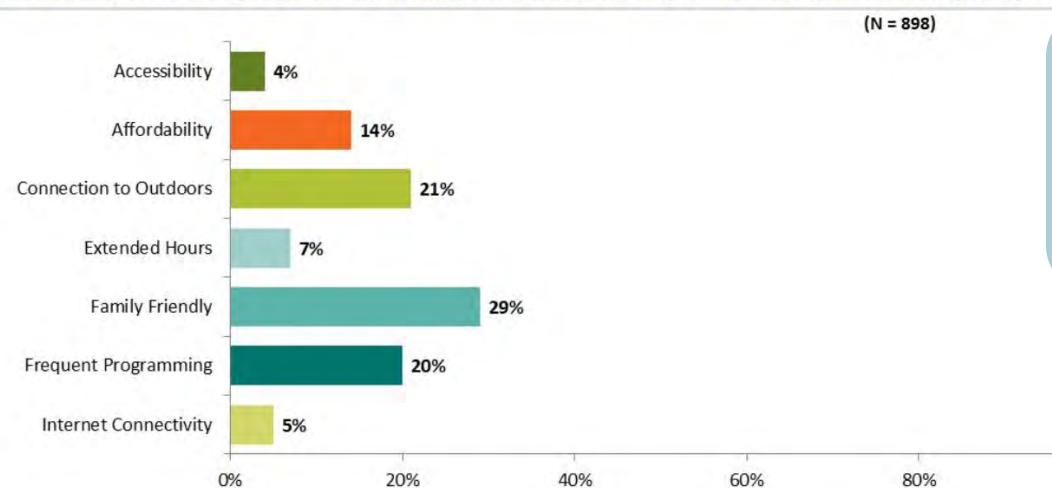
The top voted desired uses in the Clubhouse are **Coffee Shop (62%)** and **Restaurant (39%)**

“Perhaps an amphitheater or gathering space. A small café would be nice as well.”

“A coffee shop/grill for all park users... makes more sense.”

“I like it as a hilltop cafe. Maybe add a visitor information center.”

If this building were always open to the public, what would make you more likely to visit it regularly?



Socializing & Dining is the top choice (**43%**) when “imagine visiting the Clubhouse”

Family Friendly (29%) is the top choice to make people more likely to visit the Clubhouse

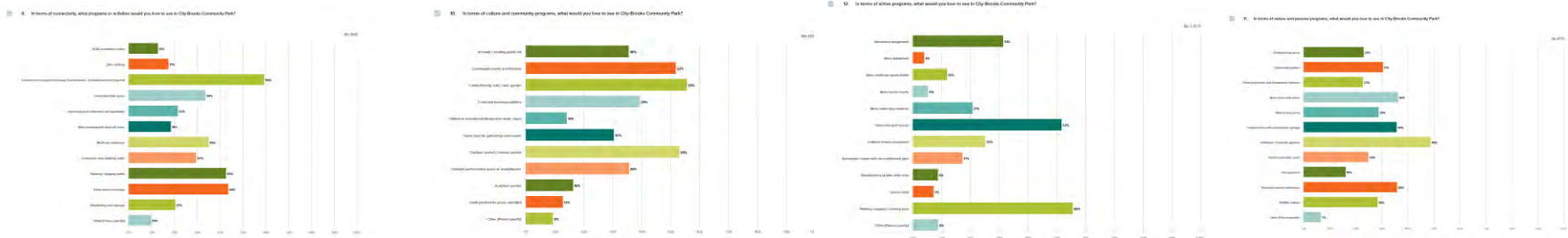
Desire for a More Publicly Accessible Clubhouse

- People strongly imagine it as a place to **linger, socialize, eat**, and connect to the outdoors.
- The strongest concepts are **café / restaurant / public gathering space**, not a single-purpose facility.
- **Family-friendliness** and regular programming matter more than formality.

What We Heard

ENGAGEMENT KEY FINDINGS

Question 9-12: What would you love to see in City-Brooks Community Park?



Q9 - Top 5 Connectivity Use:

- Connect to larger Greenway Trail network
- Running / jogging paths
- Safer street crossings
- Multi-use pathways
- Dedicated bike lanes

Q10 - Top 5 Culture / Community Use:

- Family-friendly café / beer garden
- Outdoor market / farmer's market
- Community events and festivals
- Food and beverage options
- Art walk / rotating public art
- Outdoor performance space / amphitheater

Q11 - Top 5 Nature / Passive Use:

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

Q12 - Top 5 Active Use:

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

Most Requested Future Programs

- People want the park to support everyday routines as much as destination activities.
- The survey suggests a future park that is active but not over-programmed, and social but still ecological.
- The uses here will be a reference point for the final park program list.

What We Heard

WHAT IS SASAKI'S SUMMARY OF WHAT THE ENGAGEMENT RESULTS TELL US?

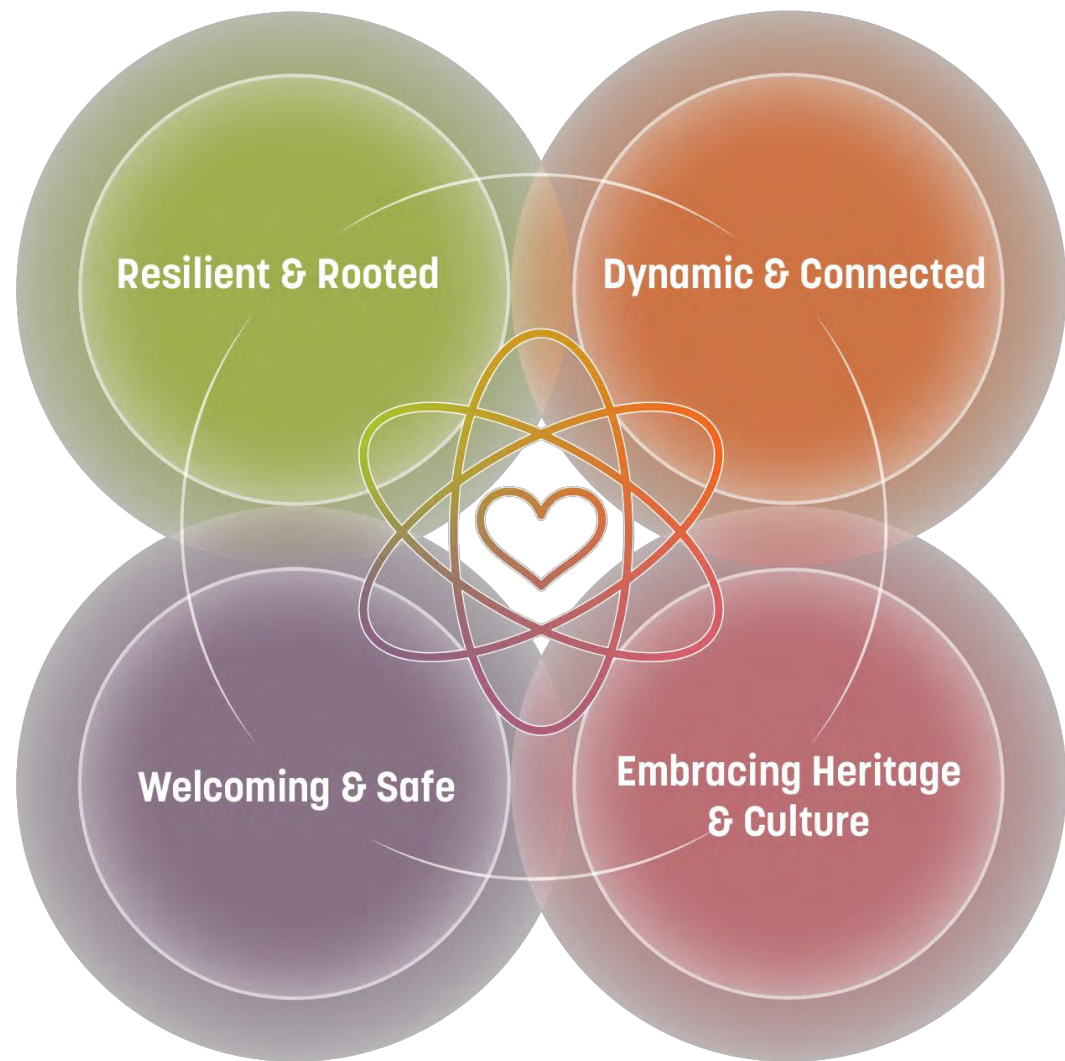
1. Make City-Brooks Park a transformative regional landmark—defined by powerful programs, unforgettable spaces, + access for all.
2. Keep Golf as a use but adjust the footprint and improve it through operational and physical changes.
3. Focus on connectivity and access on all edges to make this truly part of the regional trail system.
4. Make the “Brooks-side” amazing, bringing back some of the past uses and vibrancy.
5. Connect the waterfront park to the water.
6. Celebrate the pastoral landscape for people to access but create moments of commerce, and activity. i.e. beer gardens with sunsets.
7. Dream big. Be bold. Then make it happen.



02

**Guiding Principles &
10 Bold Moves**

CORE VALUES & GUIDING PRINCIPLES



Resilient & Rooted

Celebrate the water and nature story

Dynamic & Connected

Connect the Park, the Lakes, and the Surrounding Neighborhoods

Welcoming & Safe

Create an Inclusive Park for the City and Its Neighborhoods

Embracing Heritage & Culture

Connect Baton Rouge's Heritage with Future Generations

These draft guiding principles build on the core values and engagement findings, and will be verified in the next public meeting.

Resilient & Rooted

***Celebrate the water
and nature story***

Let Place Lead Form

Build for Long-Term Stewardship

Invest in Living Systems

Design for Baton Rouge's Climate Reality

Connect People to Nature

Work with Water Systems

Dynamic & Connected

*Connect the Park, the Lakes,
and the Surrounding
Neighborhoods*

Stitch the Park Back Together

Make the Park a Daily Route

Design for Events Without Losing the Everyday

Layer Scales of Experience

Create Multiple Ways In

Weave the Park Into Baton Rouge



Welcoming & Safe
*Create an Inclusive Park
for the City and Its
Neighborhoods*

Make Arrival Intuitive

Let Activity Create Safety

Make Comfort Universal

Signal Care in Every Detail

Design for Being Seen



Embracing Heritage & Culture

*Connect Baton Rouge's
Heritage with Future
Generations*

Create a Park that Belongs to Everyone

Acknowledge the Full Narrative

Honor What Endures

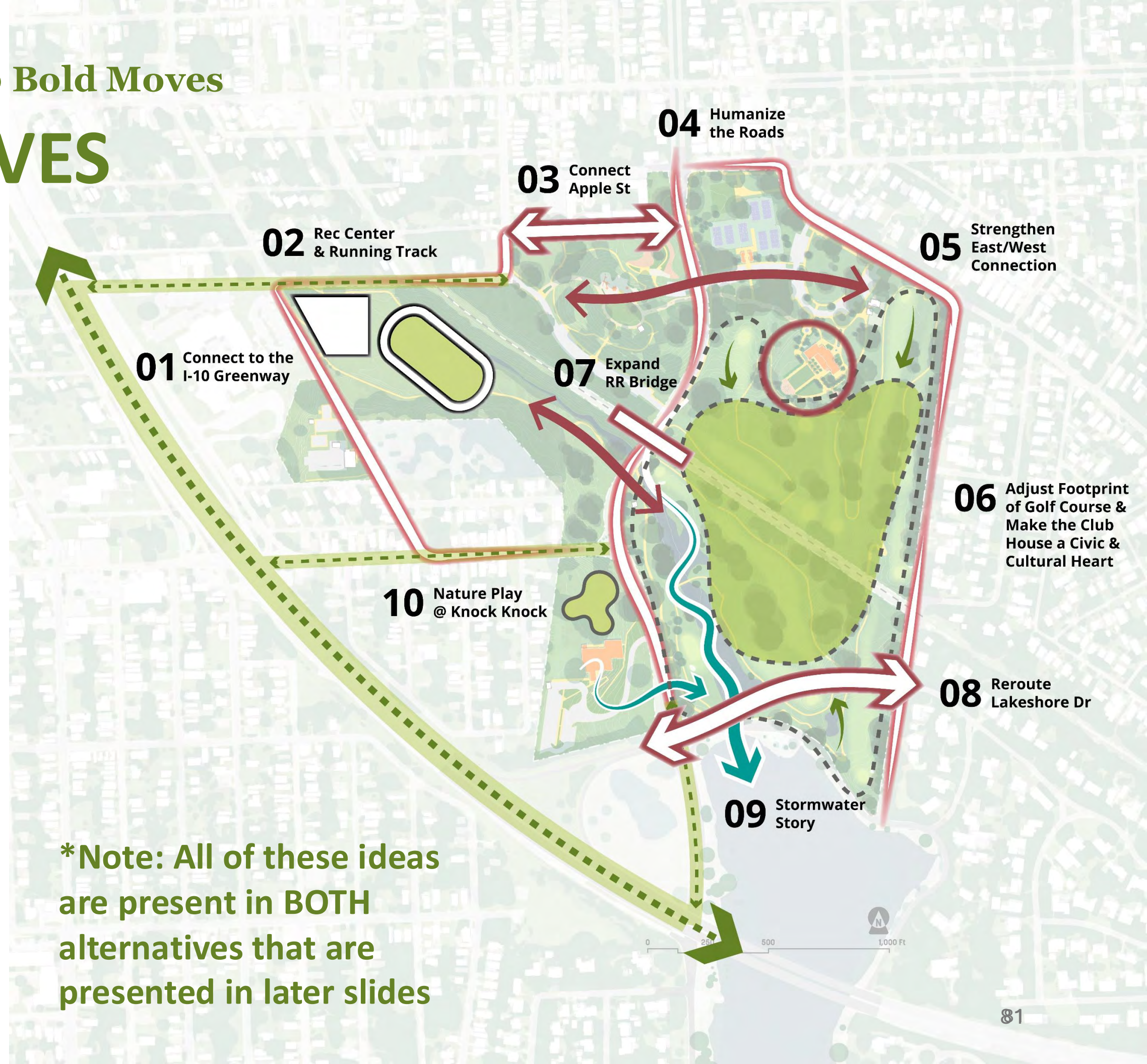
Hold Space for Change

Center Community Memory

Guiding Principles & 10 Bold Moves

10 BOLD MOVES

1. Strengthen connections to the I-10 Greenway
2. Create an active recreational node on the West side of the park
3. Create more park edge by connecting Apple St through to Dalrymple
4. Humanize the roads with sidewalks and parallel parking
5. Strengthen East-West connections through the park
6. Adjust the footprint of the golf course + make the club house a civic and cultural heart
7. Expand the width of the railroad bridge to increase space for pedestrian circulation
8. Reroute part of E Lakeshore Dr to create lakefront parkland
9. Tell the story of the local hydrology
10. Nature playground at Knock-Knock Children's Museum



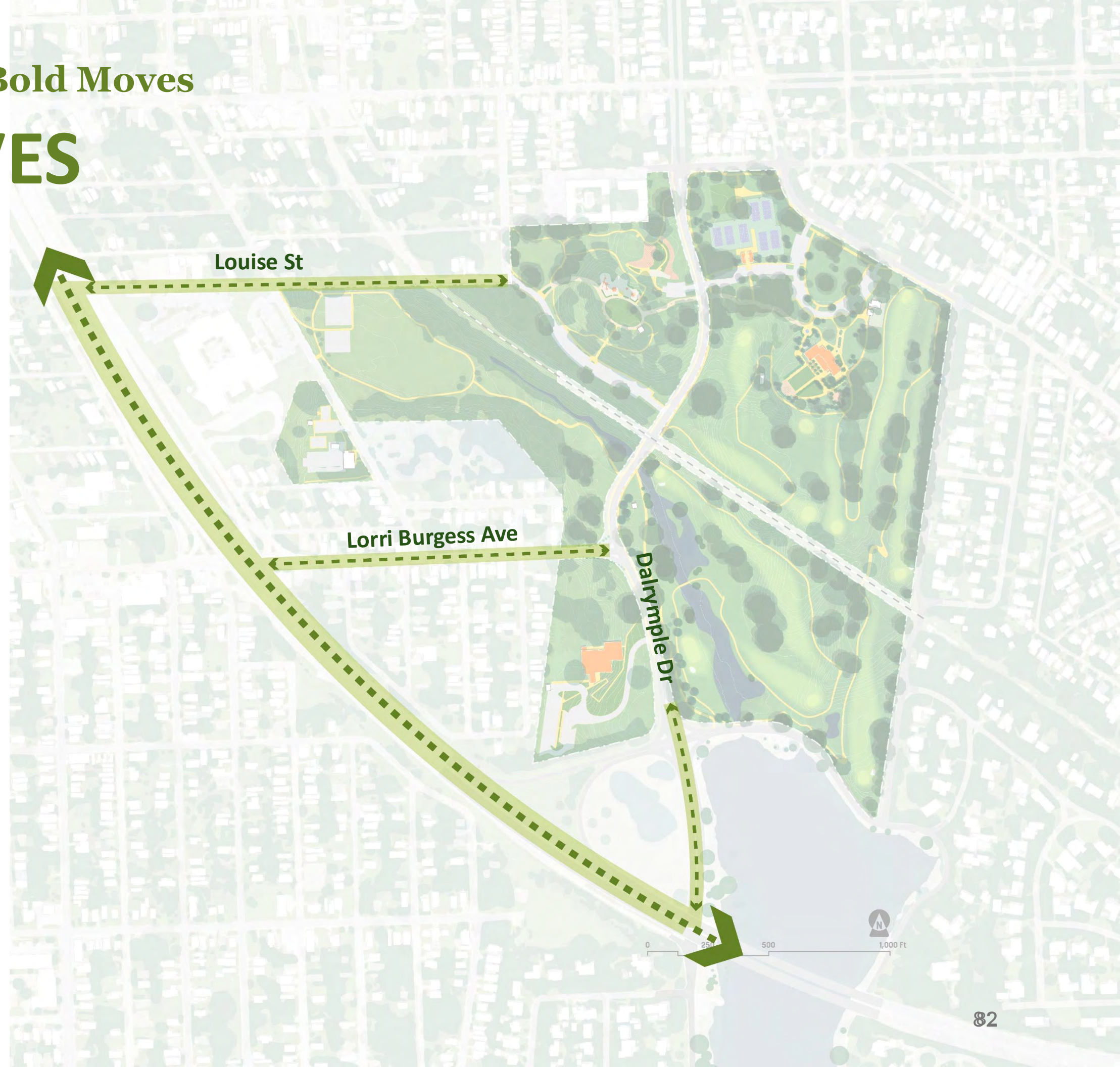
***Note: All of these ideas are present in BOTH alternatives that are presented in later slides**

Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#1 Strengthen connections to the I-10 Greenway and other regional systems

- Connect to the I-10 Greenway via Louise St, Lorri Burgess Ave, and Dalrymple Dr
- Provide walkable and bikeable connections
- Create improved pedestrian entries into City-Brooks Park



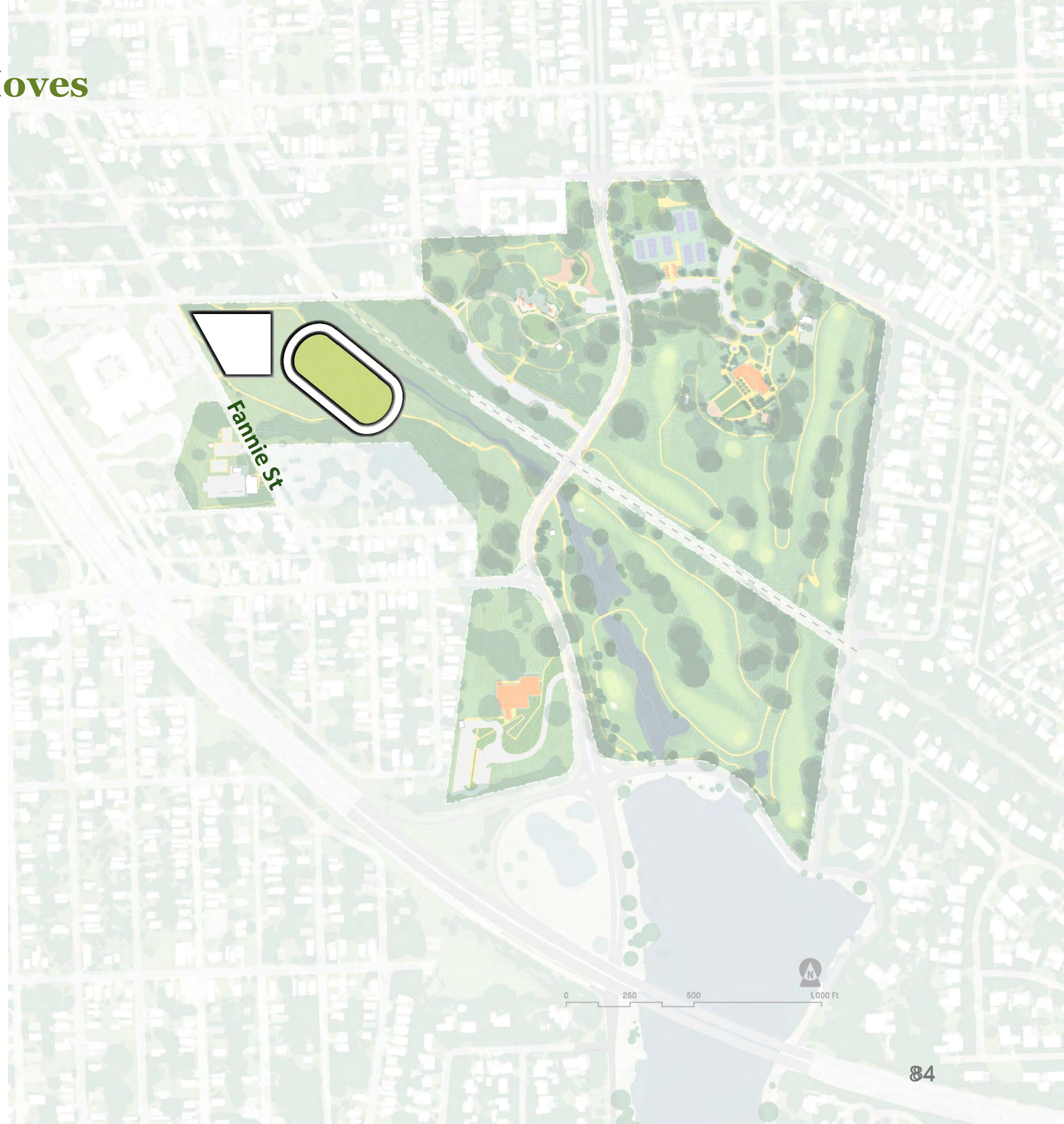


Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#2 Create an Active Recreational Node on the West Side of the Park

- 400 meter public track on West side of the rail corridor
- 30-50k sf Tier 1 Recreation Center
- Reconstructed Brooks Pool
- Improved pedestrian connections along and across Fannie St
- New parking provided for the new recreational uses



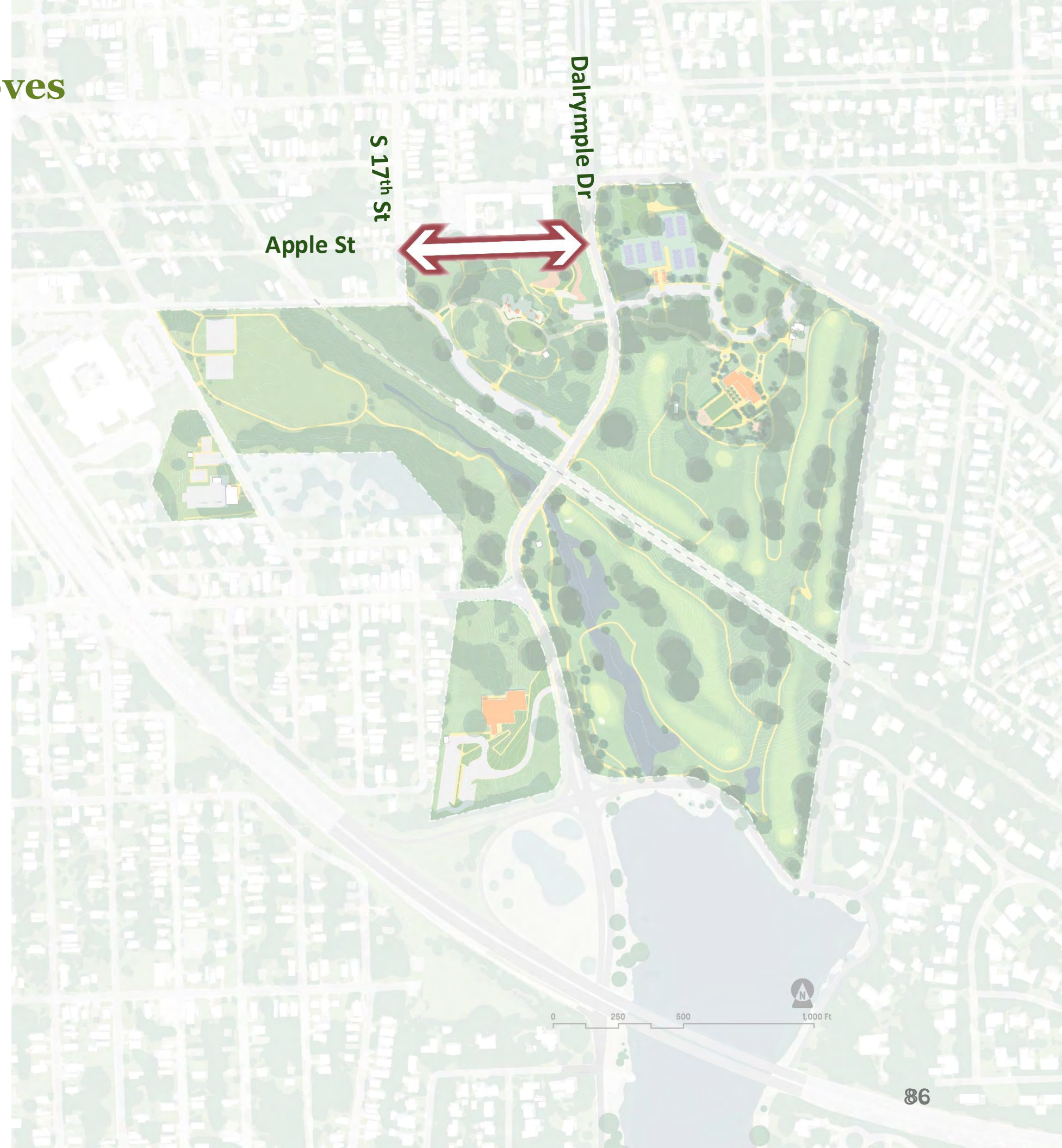


Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#3 Create connection between S 17th st and Dalrymple Dr by extending Apple St

- Support park activation by bringing more people past key park edges and entrances
- Improve neighborhood connectivity by linking the Garden District and surrounding neighborhoods directly to the park and lakes.
- Improve emergency and service access within the park
- Improve access to recreational amenities for residents within walking and biking distance
- Expand equitable access to recreation, trails, and waterfront areas



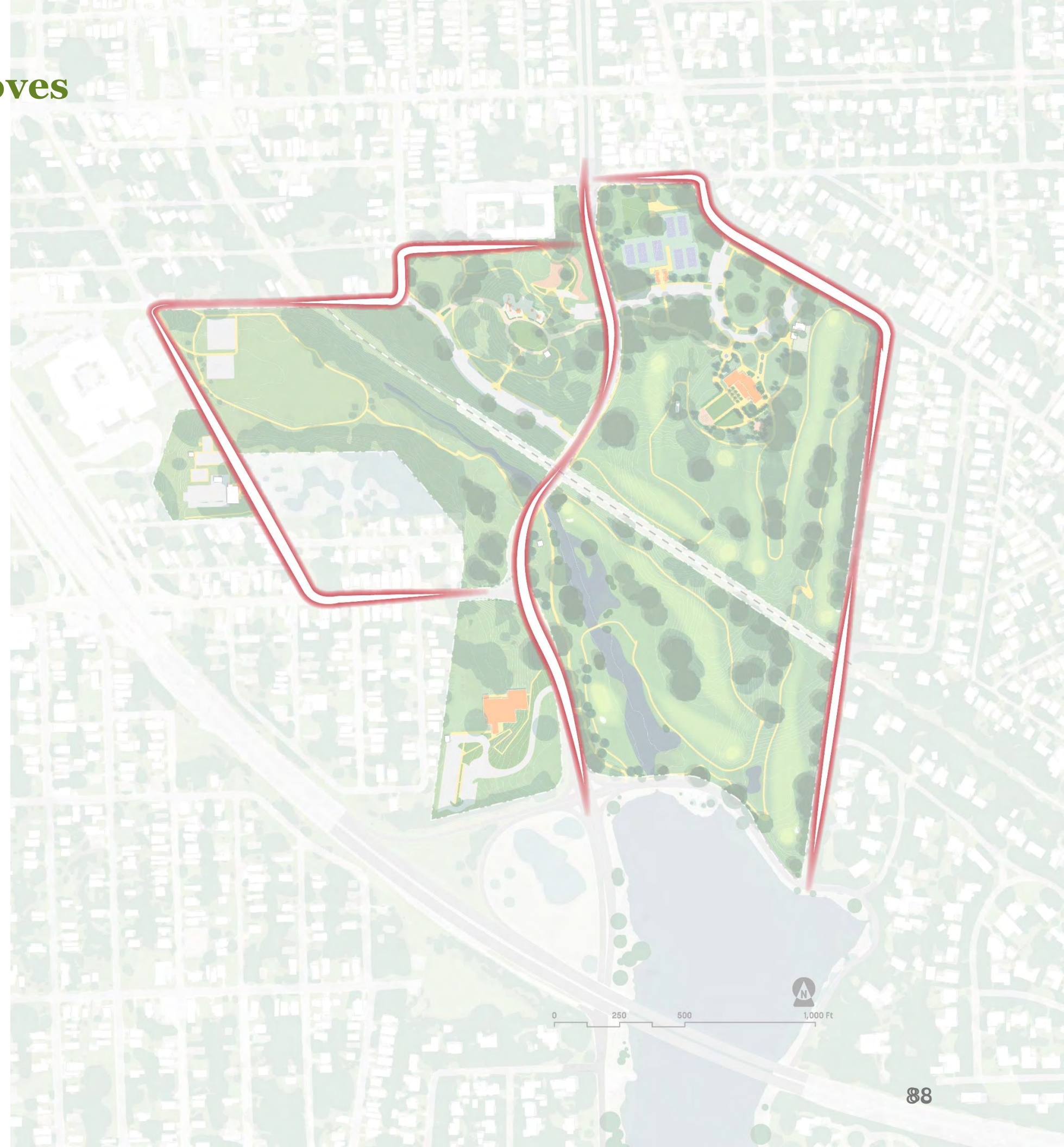


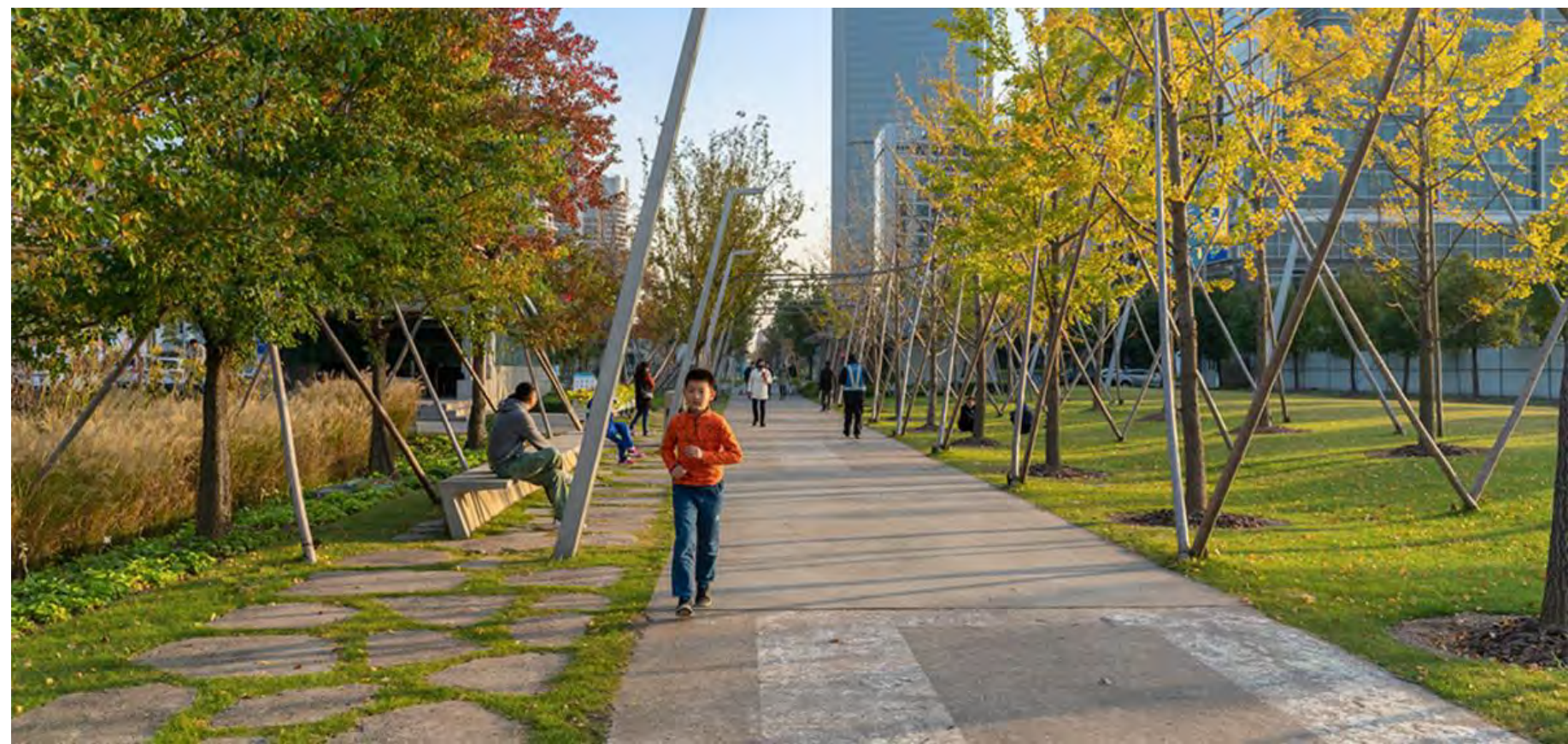
Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#4 Humanize the Roads & add Parallel Parking

- Calm vehicle speeds by visually narrowing the roadway with trees and on-street parking
- Improve pedestrian safety by clearly defining travel lanes and providing buffered sidewalks
- Transform roads into park boulevards rather than barriers through the park landscape
- Enhance the visitor experience with shaded walks and a more comfortable pedestrian environment
- Distribute parking along park edges, reducing the need for large surface lots
- Create opportunities for green infrastructure such as bioswales and stormwater capture





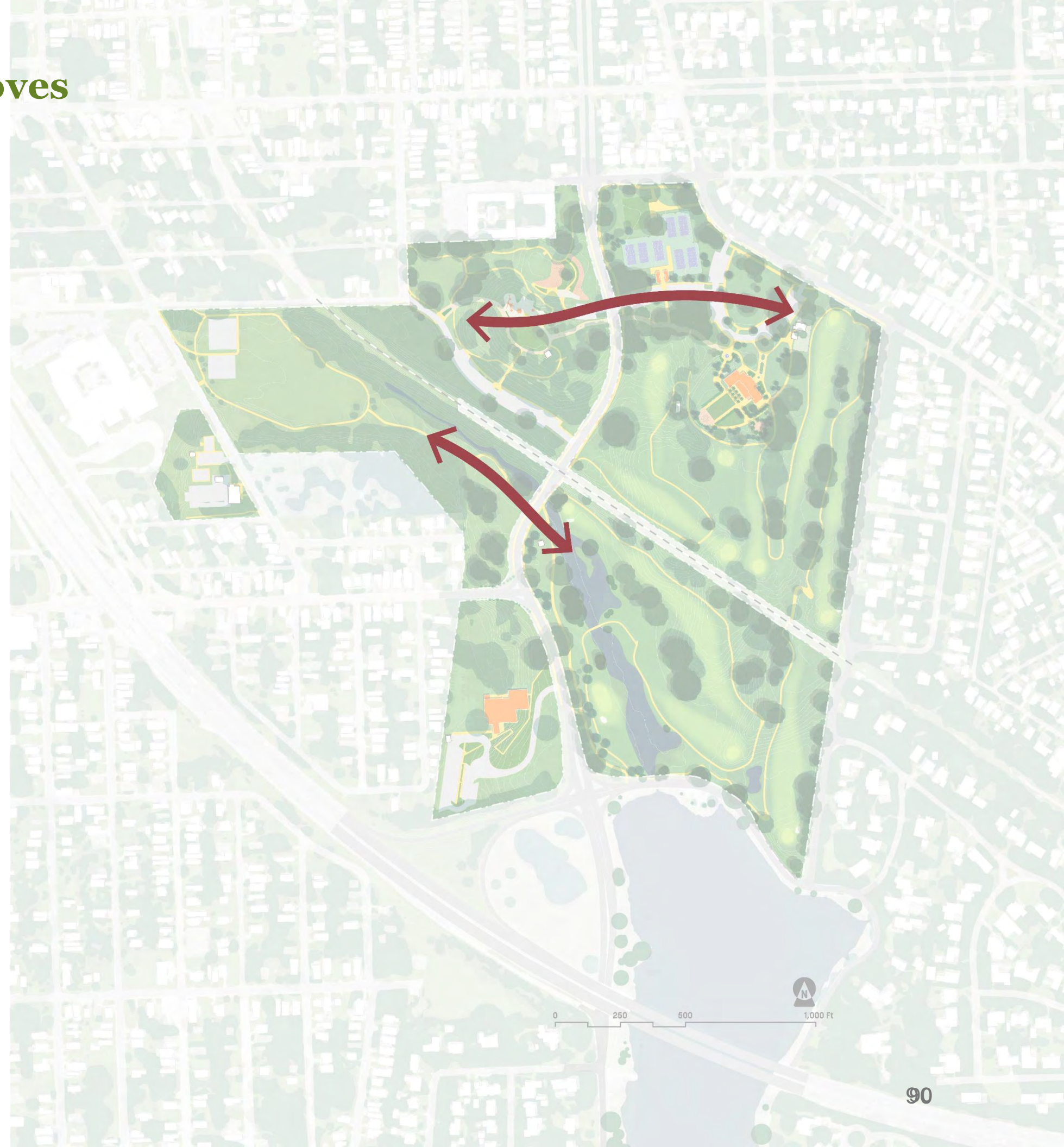
Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#5 Strengthen East – West

Connections

- Improve cross-park mobility by creating clearer and more direct east-west routes
- Link key park destinations
- Allow visitors to experience the park as one continuous landscape rather than separate zones
- Ensure all areas of the park are reachable by walking and biking
- Support events and programming by allowing easier movement between activity areas





Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#6 Adjust the footprint of the golf course + make the club house area a civic and cultural heart

- Expand publicly accessible park space while maintaining golf as an important recreational use and historic resource.
- Ensure more of the park can be enjoyed by a wider range of visitors by diversifying the revenue streams of the “golf operations” and pivoting to a more communal model. (i.e. pitch and put, major restaurant, new operation model.)
- Improve course experience by refining fairway and hole alignments and overall shortening the course to attract even more user types
- Provide opportunities for restored landscapes and stormwater management
- Recapture space left from the golf course into new uses and community connections



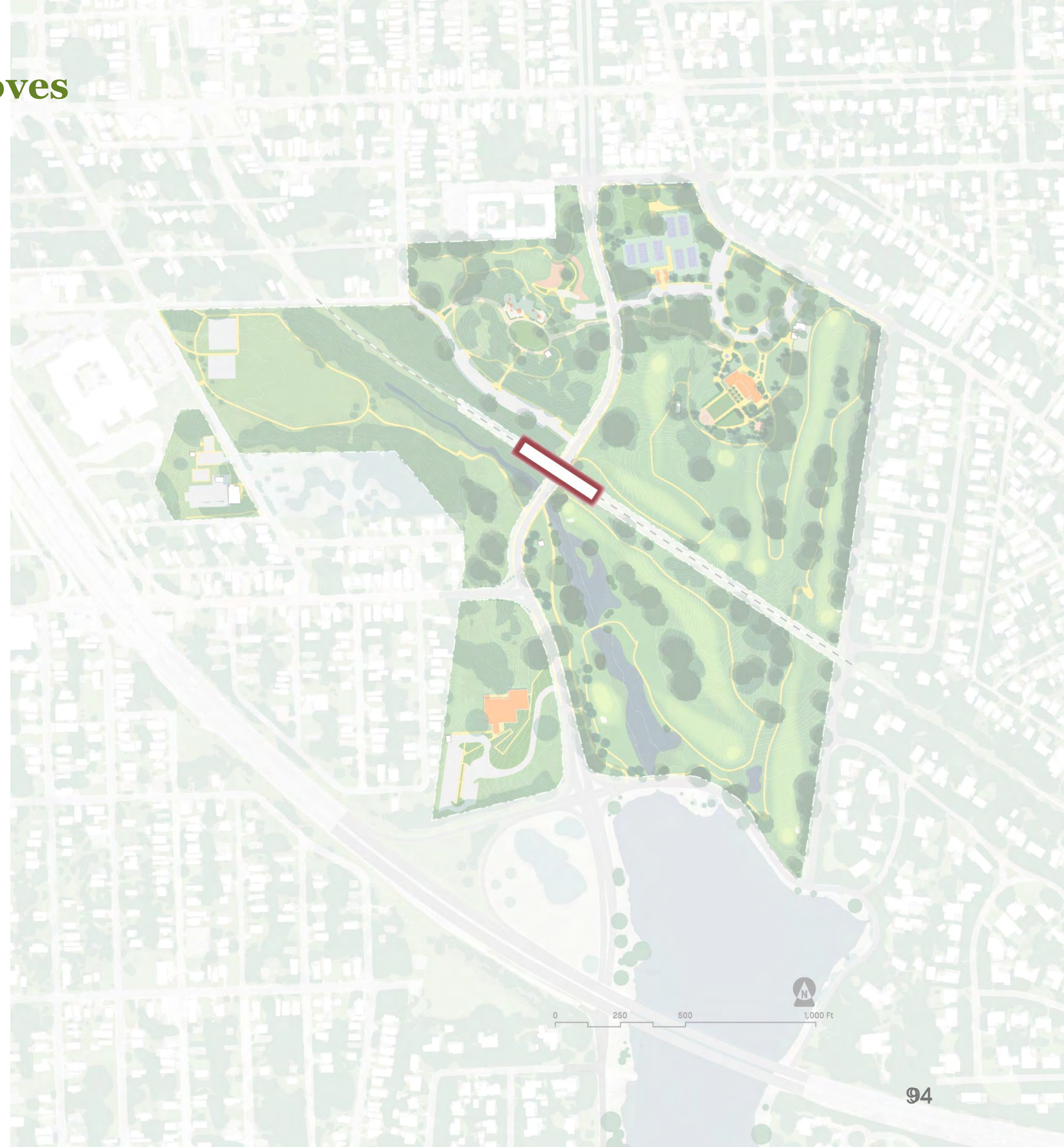


Guiding Principles & 10 Bold Moves

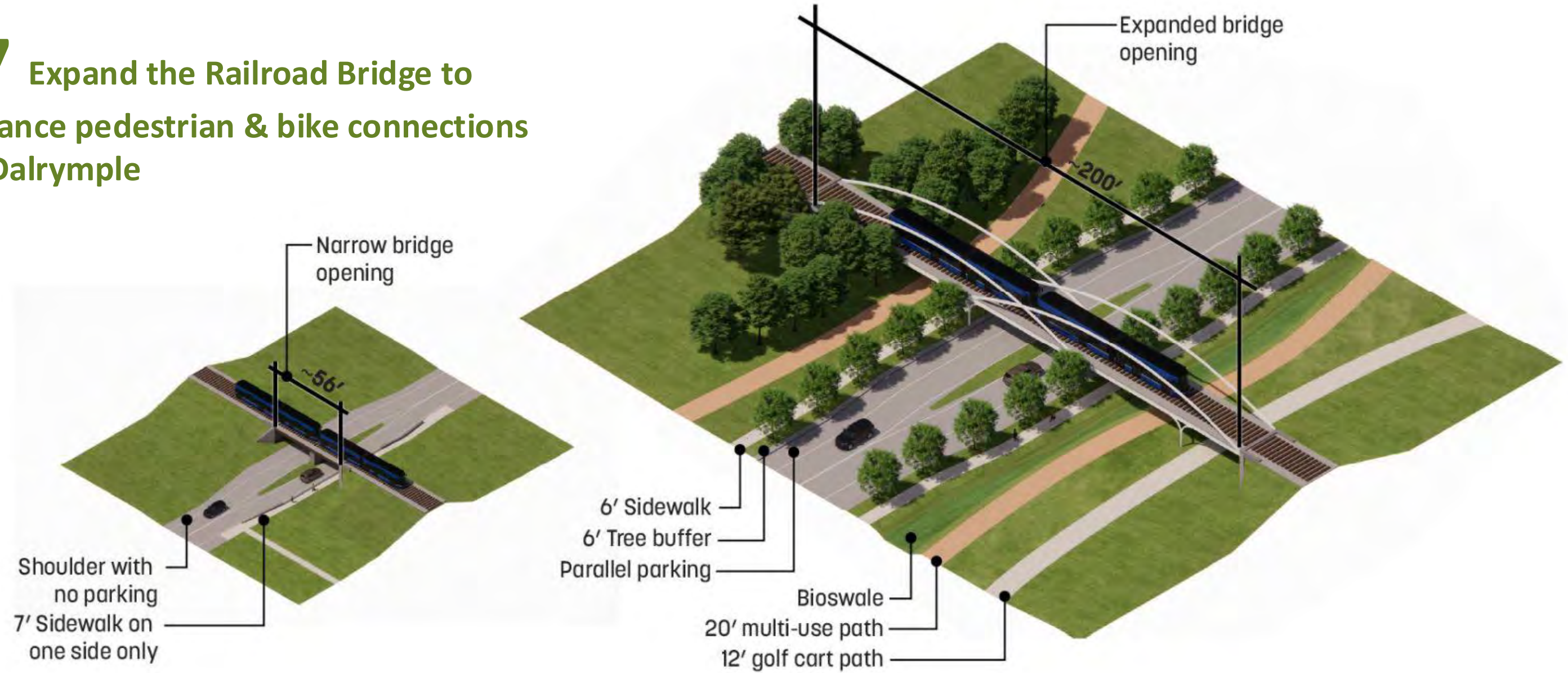
10 BOLD MOVES

#7 Expand the Railroad Bridge to enhance pedestrian & bike connections on Dalrymple

- Eliminate a major pedestrian and bicycle pinch point along Dalrymple
- Improve access between key park destinations on either side of Dalrymple
- Future-proof a critical park corridor for growing pedestrian and bike use
- Create a continuous, comfortable north–south route through the park corridor
- Transform an uncomfortable underpass into a welcoming park passage



#7 Expand the Railroad Bridge to enhance pedestrian & bike connections on Dalrymple

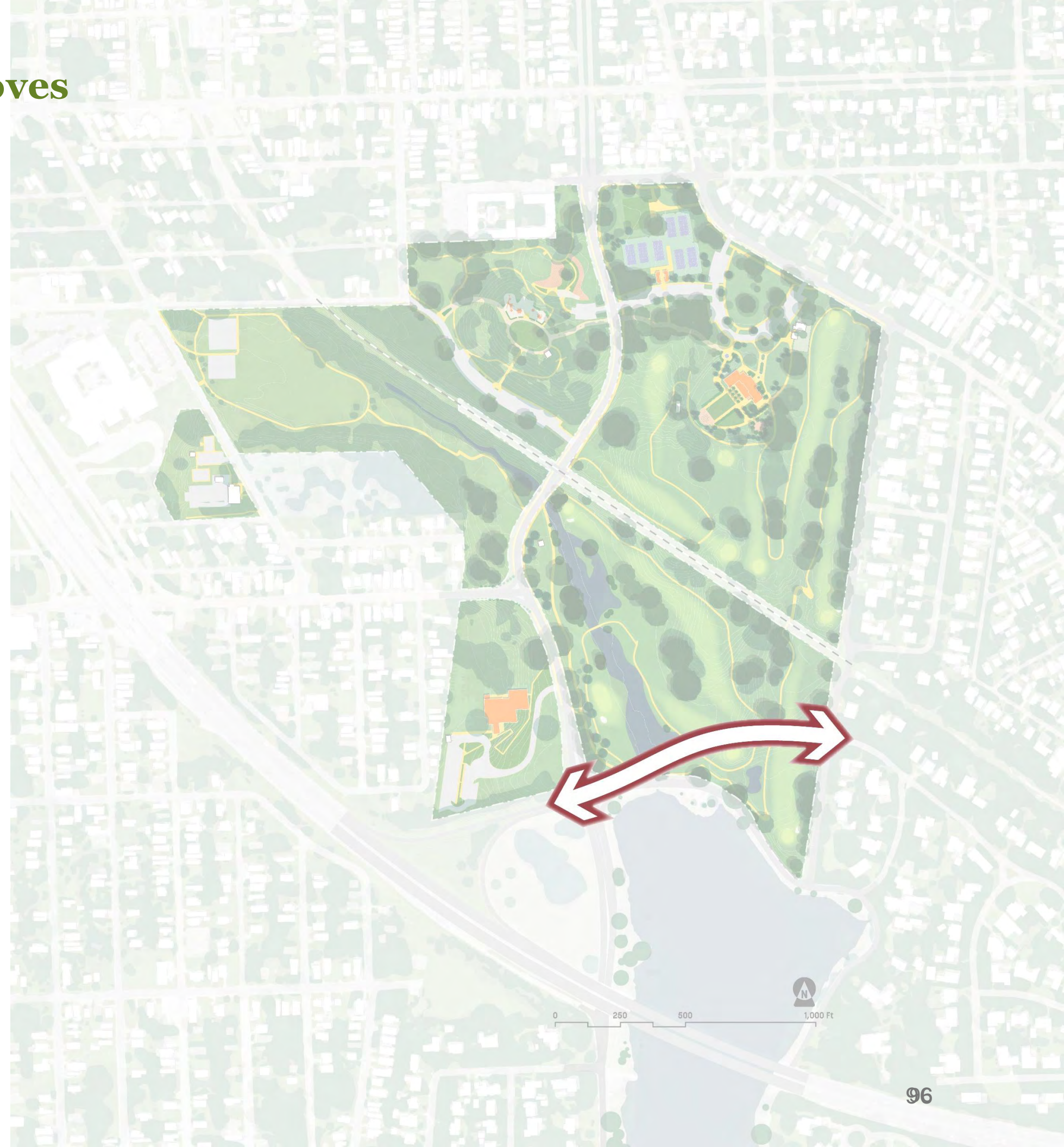


Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#8 Reroute part of E Lakeshore Dr

- Reclaim roughly 7-8 acres valuable lakefront land for public park space
- Create a unique lakefront experience that could host activities, commerce, and flexible space
- Strengthen the park's relationship to the water, making the lake a more central feature of the park experience
- Create space for expanded shoreline planting and habitat



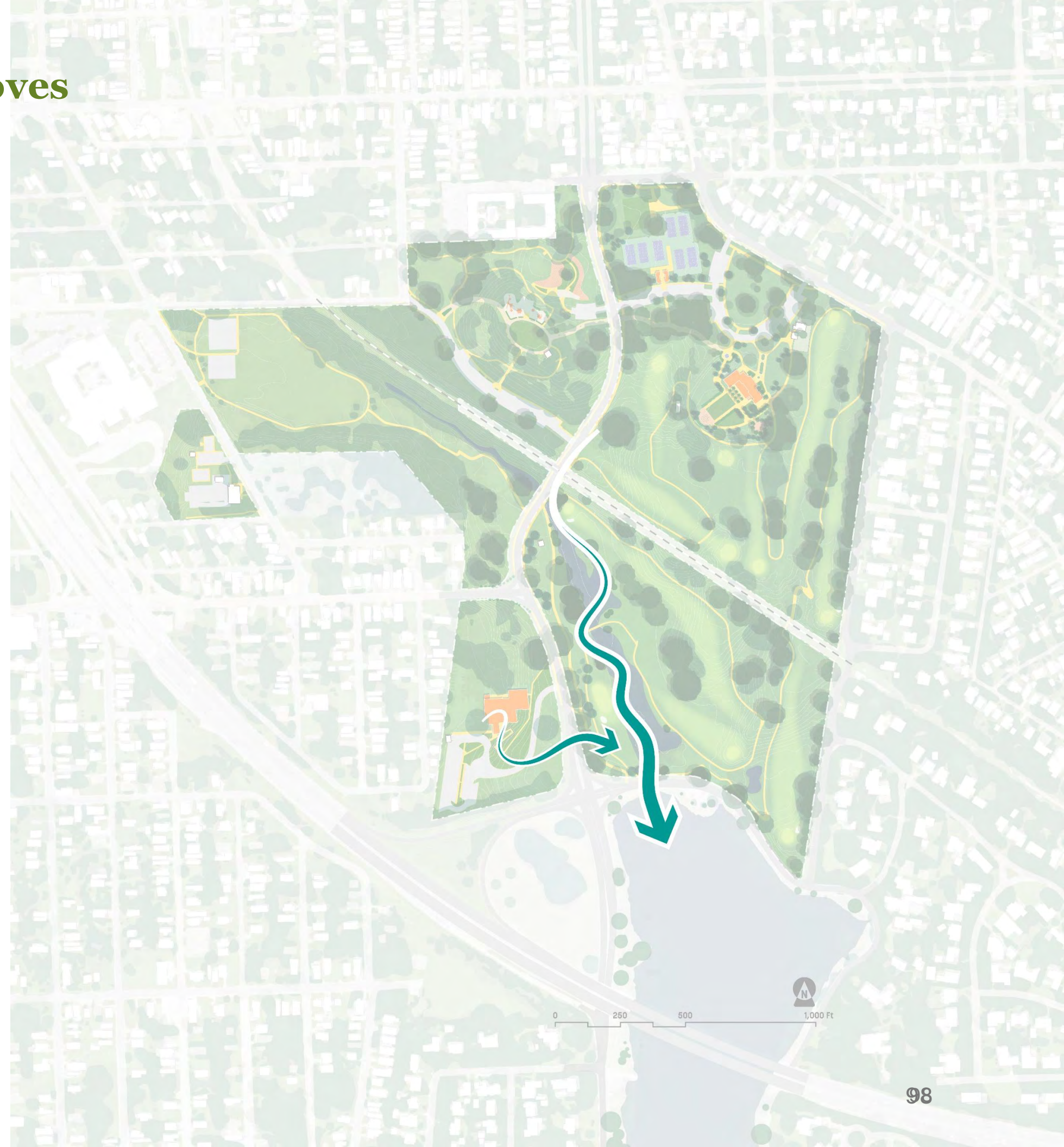


Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#9 Reveal the Stormwater Story

- Improve the park's ability to manage stormwater through visible green infrastructure
- Support long-term climate resilience in a region shaped by water and flooding
- Create opportunities for environmental education and interpretation
- Expand native planting and ecological diversity across the park



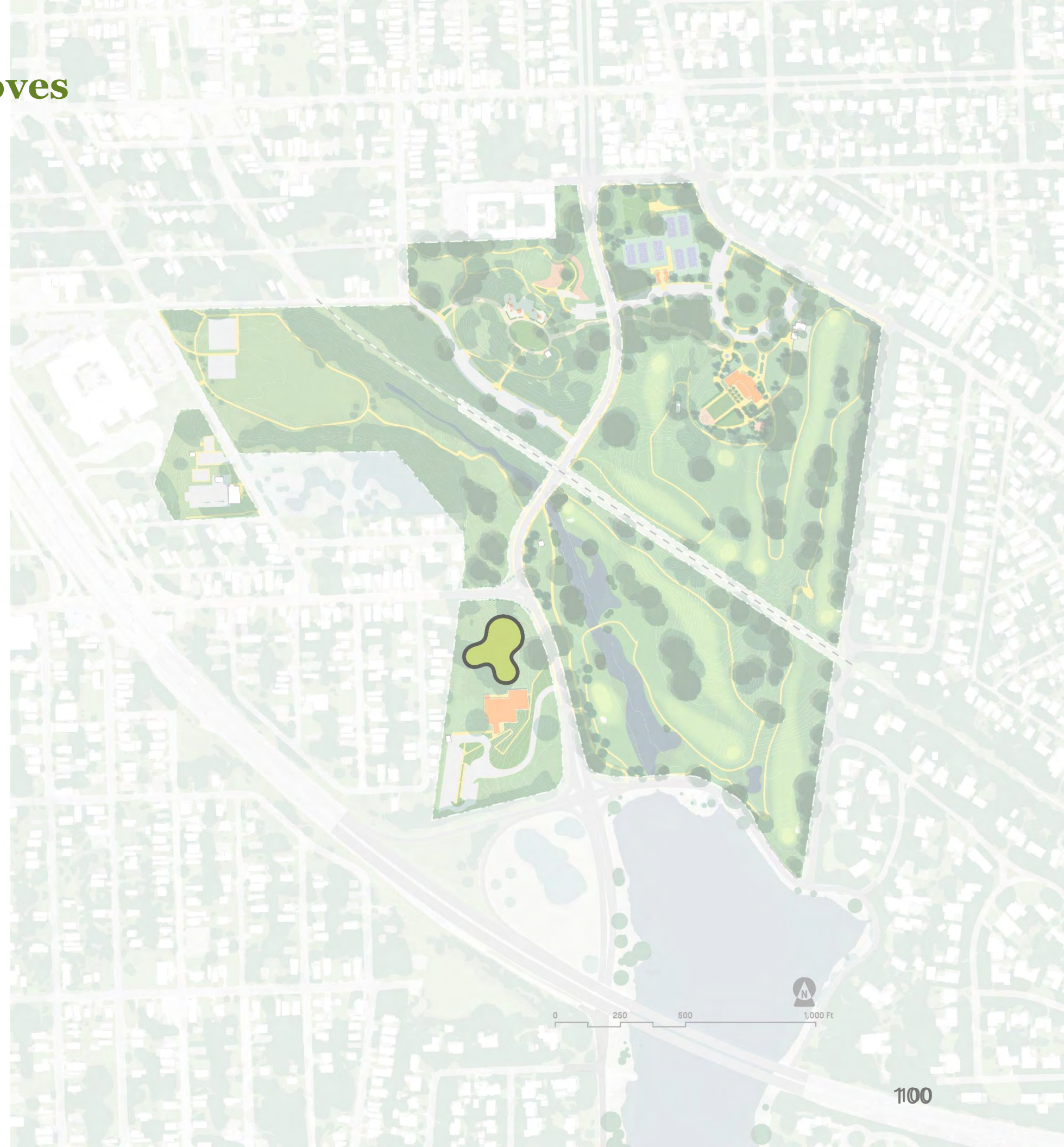


Guiding Principles & 10 Bold Moves

10 BOLD MOVES

#10 Nature Play at Knock Knock Children's Museum

- Create a major destination for families within the park
- Encourage longer park visits, and visits to the Knock Knock Children's Museum, by providing a high-quality play experience
- Support imaginative, open-ended play through natural materials and landform
- Extend the museum's educational mission into the landscape
- Draw visitors from across the region, supporting park vibrancy





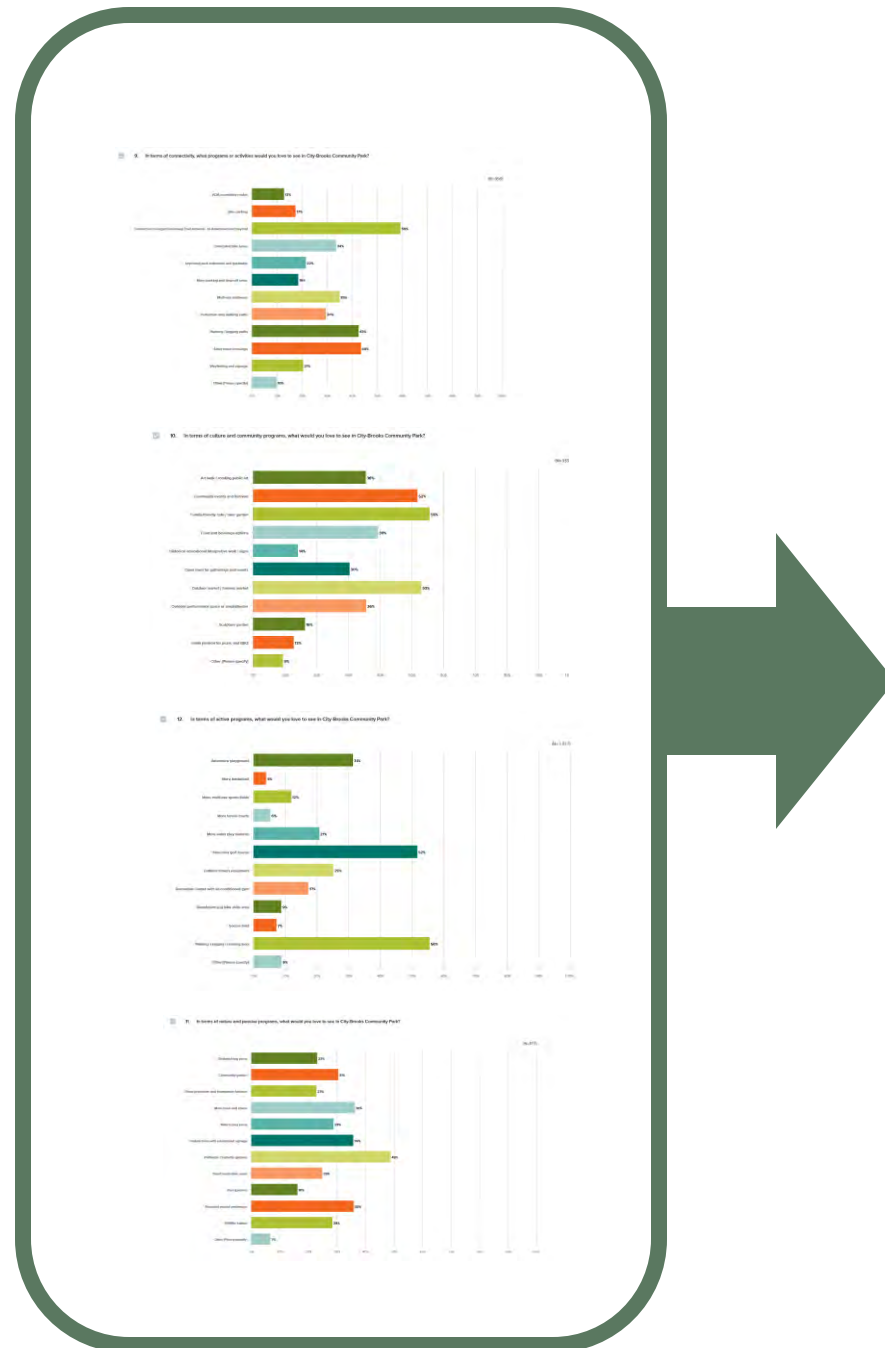


03

**Concept
Alternatives**

PROGRAM LIST

**program in bold are top 5 uses from the survey results*



1. Connectivity Use:

- Raised crosswalks (**safer street crossings**)
- **20' wide multi-purpose paths**
- Parallel parking on streets
- **I-10 Greenway connection**
- **Dedicated bike lane**
- **Running/jogging paths**

2. Culture/Community Use:

- Seating nodes
- Expanded Baton Route Gallery
- **Clubhouse and restaurant (food & beverage options)**
- Boardwalk and piers
- Picnic lawns
- **Oak market promenade (farmers market)**
- **Art/sculpture walk**
- **Family-friendly café/beer garden**
- Stormwater education plaza/trail
- Waterfront promenade
- Wetland terraces
- Wetland plaza
- Botanical picnic experience
- Wedding lawn
- Waterfront green
- **Event green**

3. Nature/Passive Use:

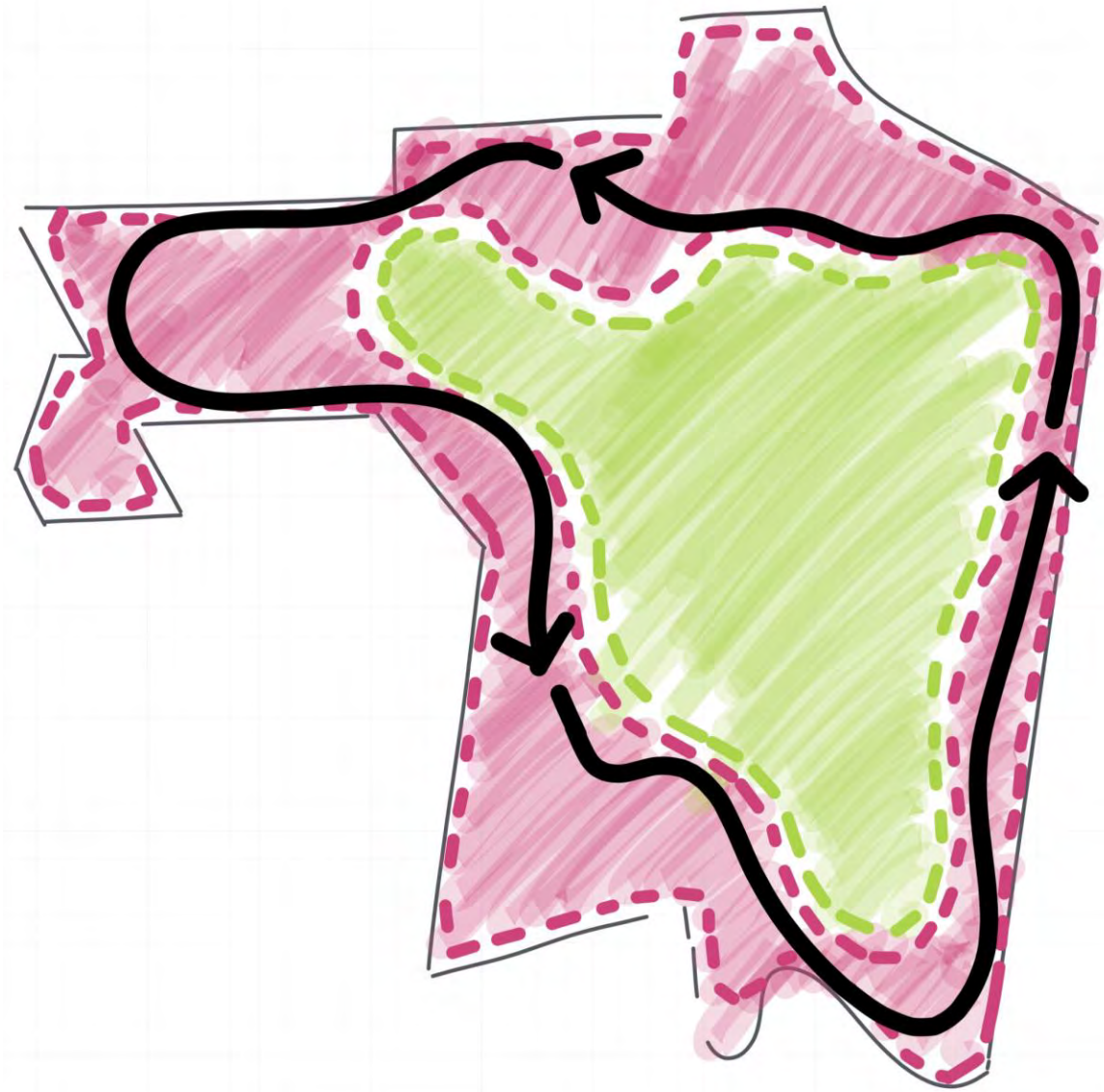
- Nature center
- **Wetland and nature trails**
- **Pollinator/butterfly gardens**
- **Trees & shade**
- **Community garden**
- **Restored waterways**
- Stormwater demonstration gardens
- Oak canopy walk

4. Active Use:

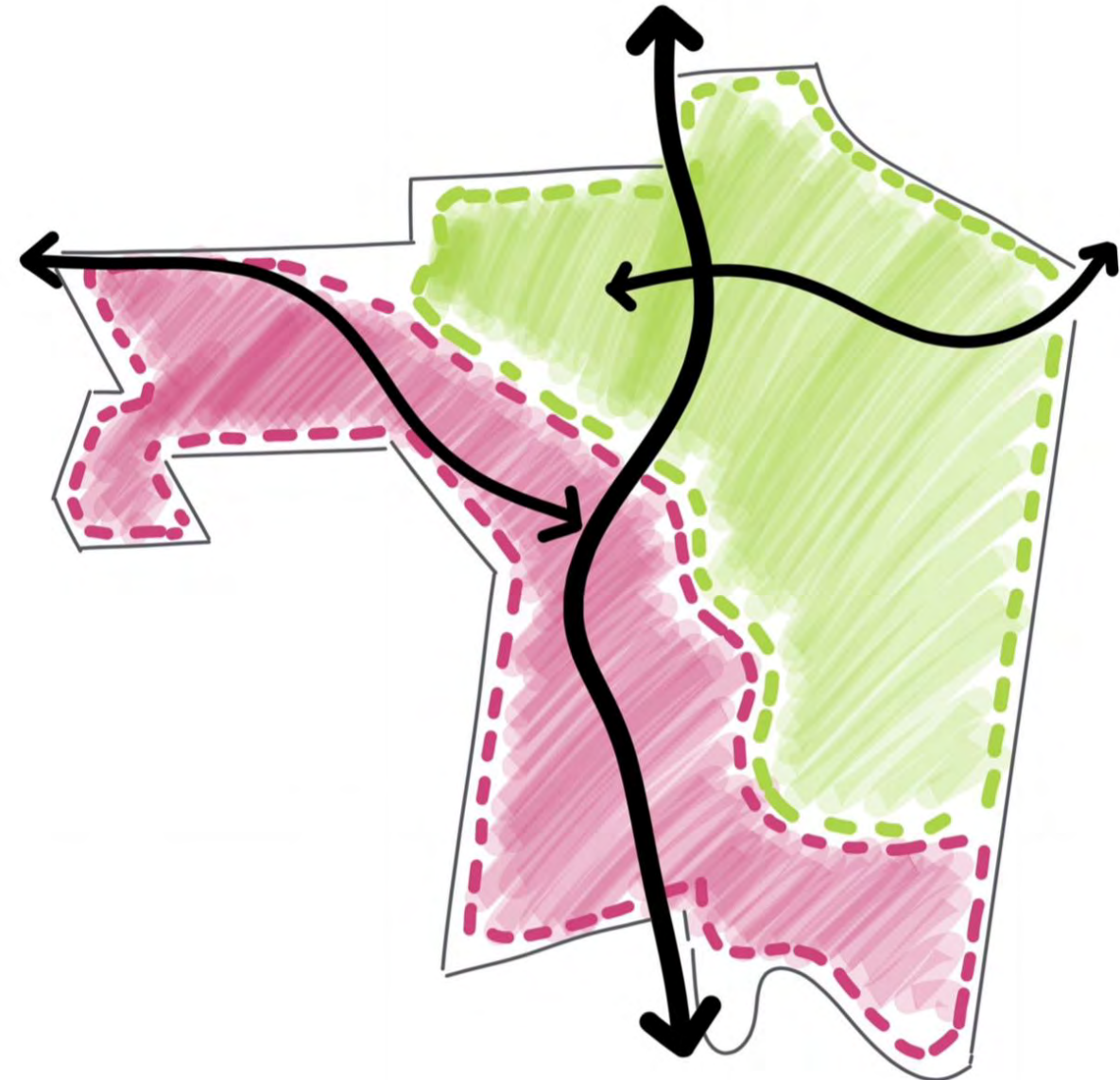
- **Walking/jogging/running loop**
- **Nine-hole golf course**
- **Adventure playground**
- **Outdoor fitness equipment**
- **Water play features**
- Mini golf
- **Nature playground**
- Recreation center
- Sports field
- 400m track
- Basketball courts
- Skate park
- In-line skating
- Youth size soccer fields
- Flexible field

Concept Alternatives

CONCEPT ALTERNATIVES



The Big Loop



Active Armature

Concept Alternatives

CONCEPT 1: THE BIG LOOP

1. Connectivity Use:

- Raised crosswalks (**safer street crossings**)
- **20' wide multi-purpose paths**
- Parallel parking on streets
- **I-10 Greenway connection**
- **Running/jogging paths**
- Overflow parking lots
- Bridge overlook/Pedestrian bridge

2. Culture/Community Use:

- Seating nodes
- Expanded Baton Route Gallery
- **Clubhouse and restaurant (food & beverage options)**
- Boardwalk and piers
- Picnic lawn
- Stormwater education trail
- Waterfront green
- Amphitheater
- Kayak pier

3. Nature/Passive Use:

- Nature center
- **Wetland and nature trails**
- **Trees & shade**
- **Community garden**
- Stormwater demonstration gardens
- Oak canopy walk
- Integrated rain gardens & natural planting
- **Braided bayou (restored waterways)**

4. Active Use:

- **Walking/jogging/running loop**
- **Nine-hole golf course**
- **Adventure playground**
- **Outdoor fitness equipment**
- Mini golf
- **Nature playground**
- Recreation center
- Sports field
- 400m track
- Basketball courts
- Skate park
- In-line skating
- Expanded dog park

Keeping:

- *Existing croquet courts*
- *Existing tennis courts*
- *Existing Brooks pool*



Concept Alternatives

CONCEPT 1: THE BIG LOOP





Recreation Loop

Adventure Loop

Arts & Culture Loop

Neighborhood Loop

Outdoor Education Loop

Nature Loop

Concept 1: The big loop

The Big Loop Zones

Concept 1: The big loop

The Big Loop Zones



Concept 1: The big loop

An Active Core



Parking

Existing Dog Park

Existing Tennis

Mini Golf

Adventure Playground

Bioswale

Basketball Courts

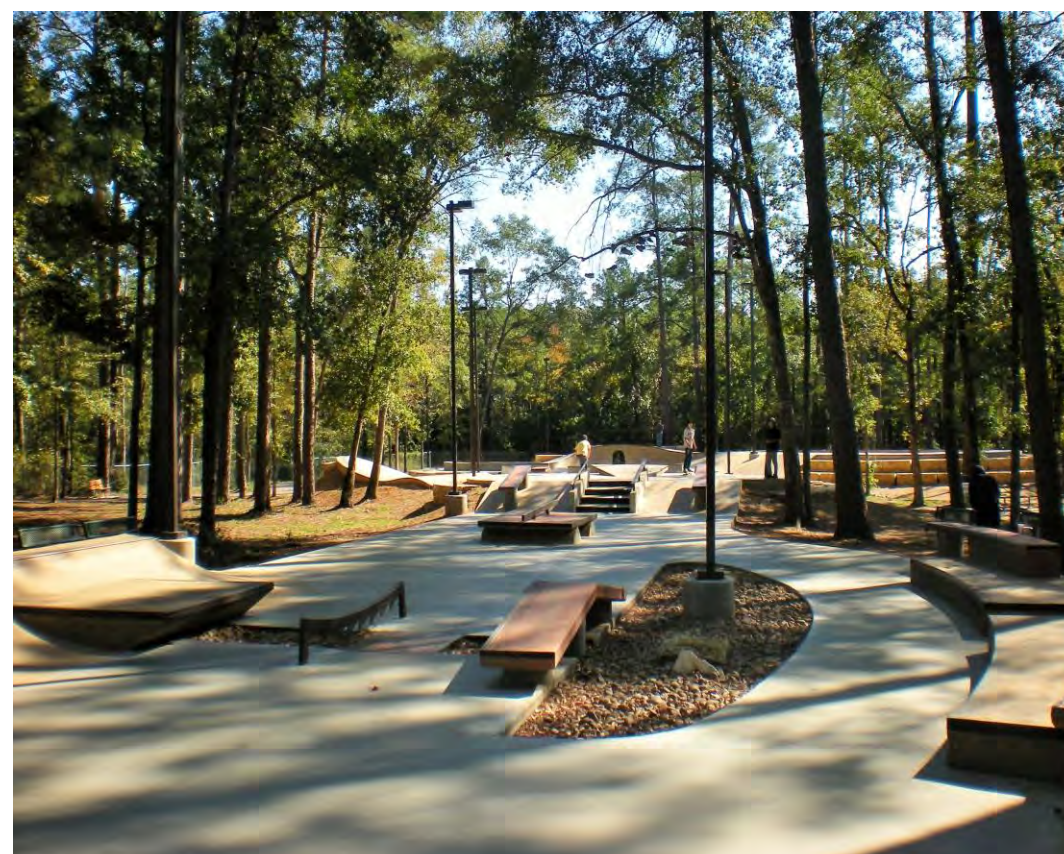
In-Line Skating

BR Gallery & Clubhouse

Canopy Walk

Concept 1: The big loop

An Active Core



Concept 1: The big loop

A recreational hub



Recreation center

400m track

Sports field

Outdoor Fitness Equipment

Skate park

Adventure Playground

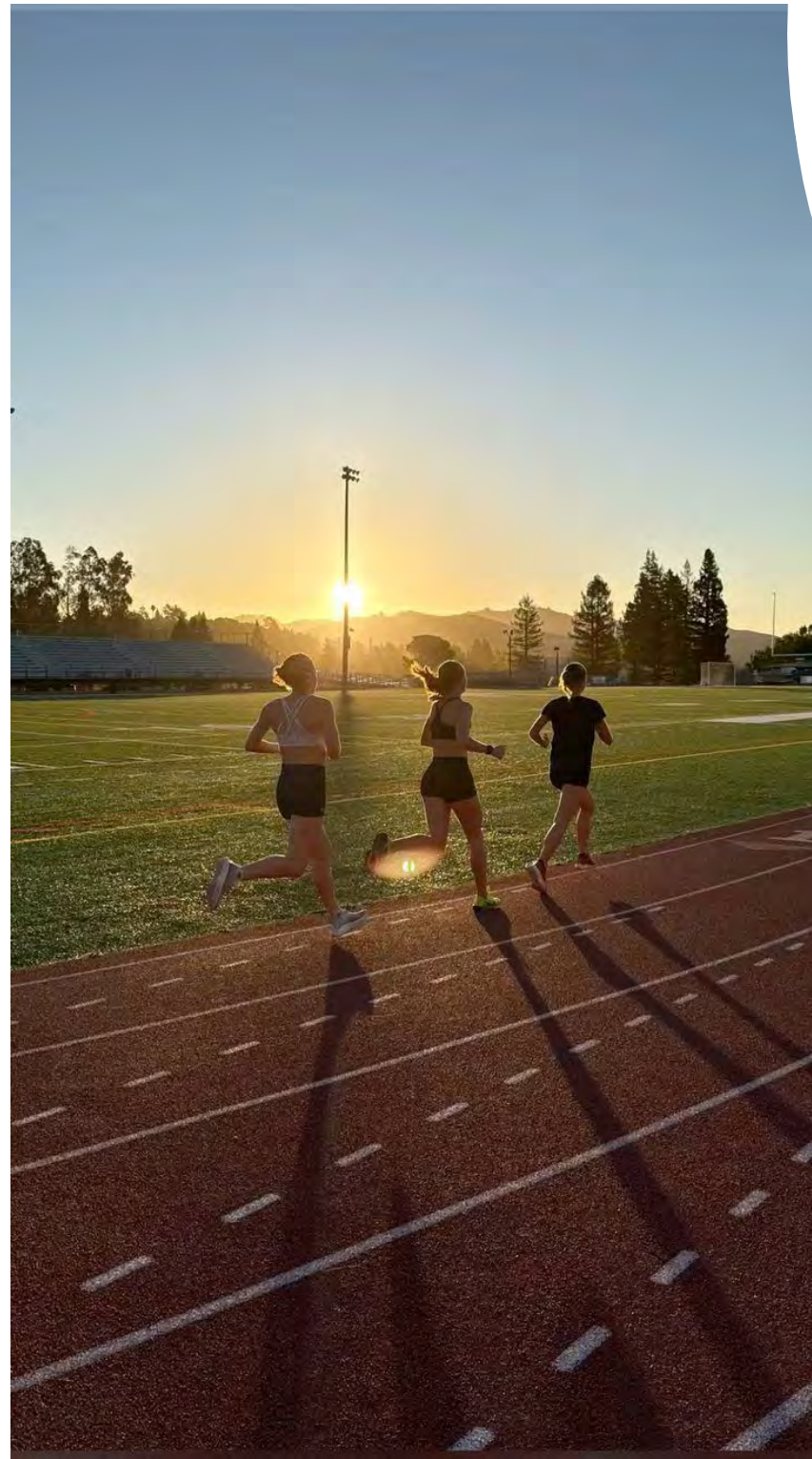
Basketball courts

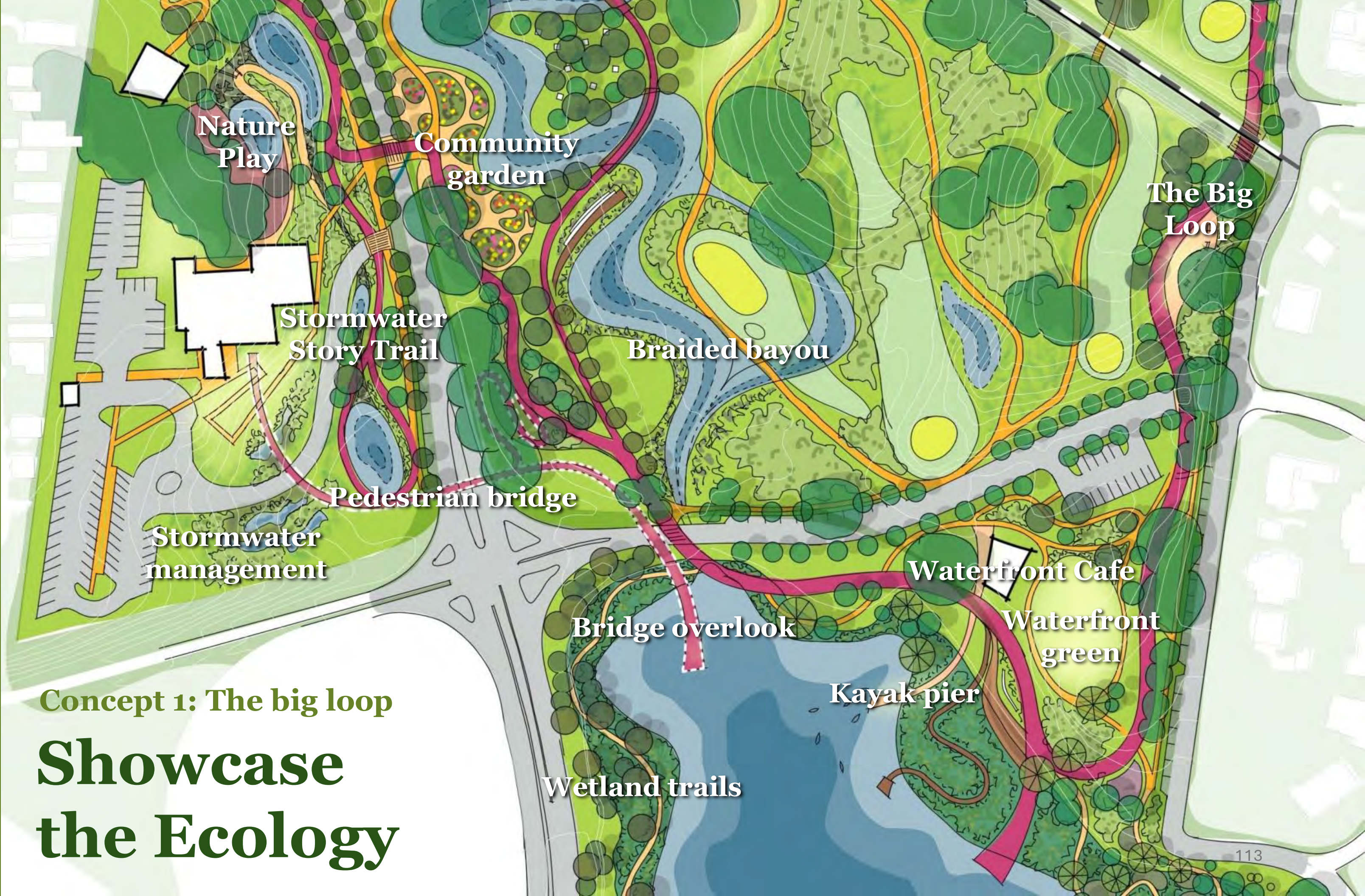
Oak canopy walk

Existing Brooks pool

Concept 1: The big loop

A recreational hub





Nature Play

Community garden

The Big Loop

Stormwater Story Trail

Braided bayou

Pedestrian bridge

Stormwater management

Waterfront Cafe

Bridge overlook

Waterfront green

Kayak pier

Wetland trails

Concept 1: The big loop

Showcase the Ecology

Concept 1: The big loop

Showcase the Ecology

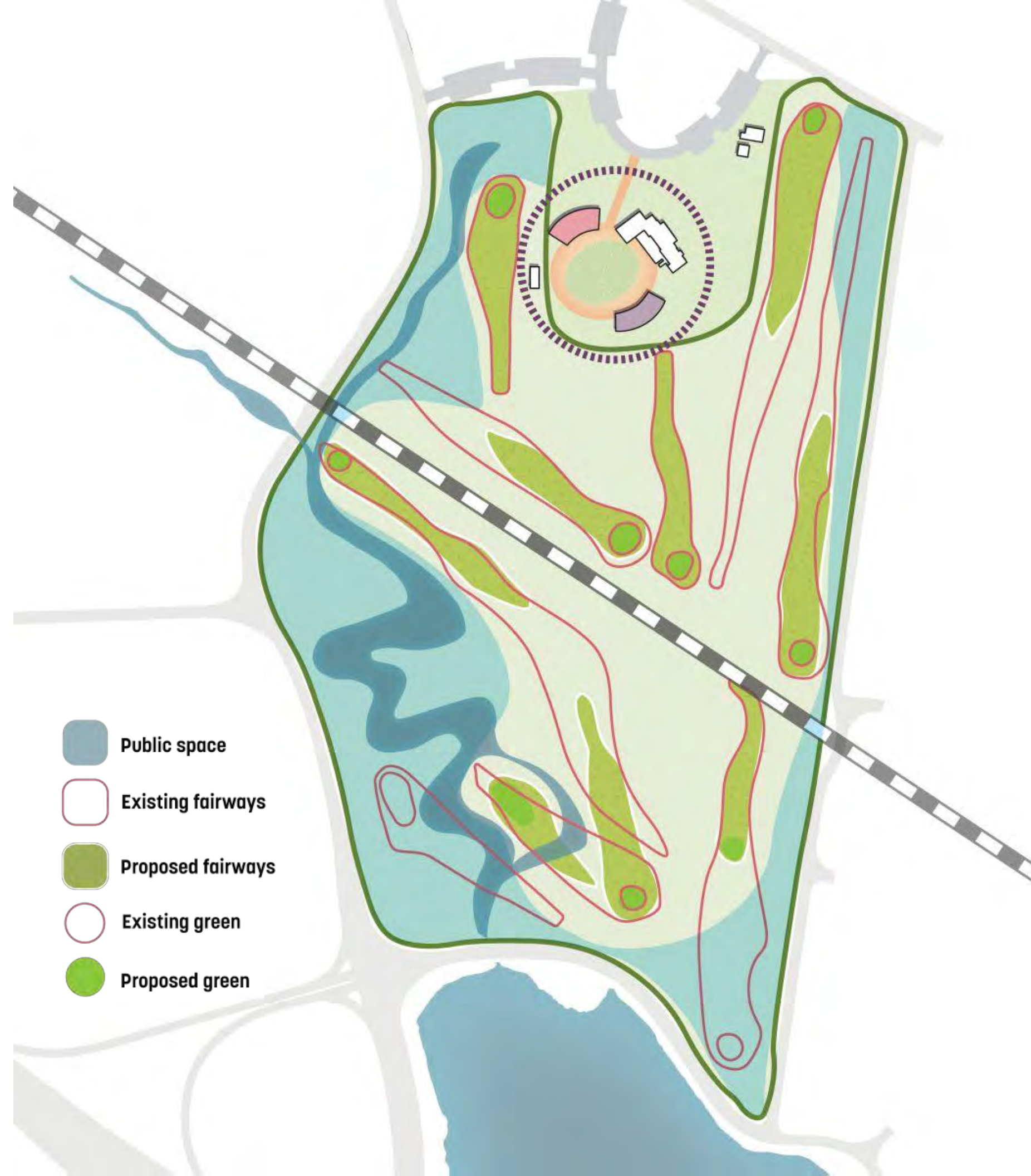


Concept 1: The big loop

City-Brooks Golf Course

- 9-hole, Par 3, Executive course
- Most holes shortened
- Only 2 greens moved to new locations
- Space given over to the public
- Native planting and raingardens integrated into the course

**Please note that this is HIGHLY conceptual at this time and will be refined in detail once initial feedback is received*



Concept Alternatives

CONCEPT 2: ACTIVE ARMATURE

1. Connectivity Use:

- Raised crosswalks (**safer street crossings**)
- **20' wide multi-purpose paths**
- Parallel parking on streets
- **I-10 Greenway connection**
- **Dedicated bike lane**
- **Running/jogging paths**
- Reconfigured parking lot

2. Culture/Community Use:

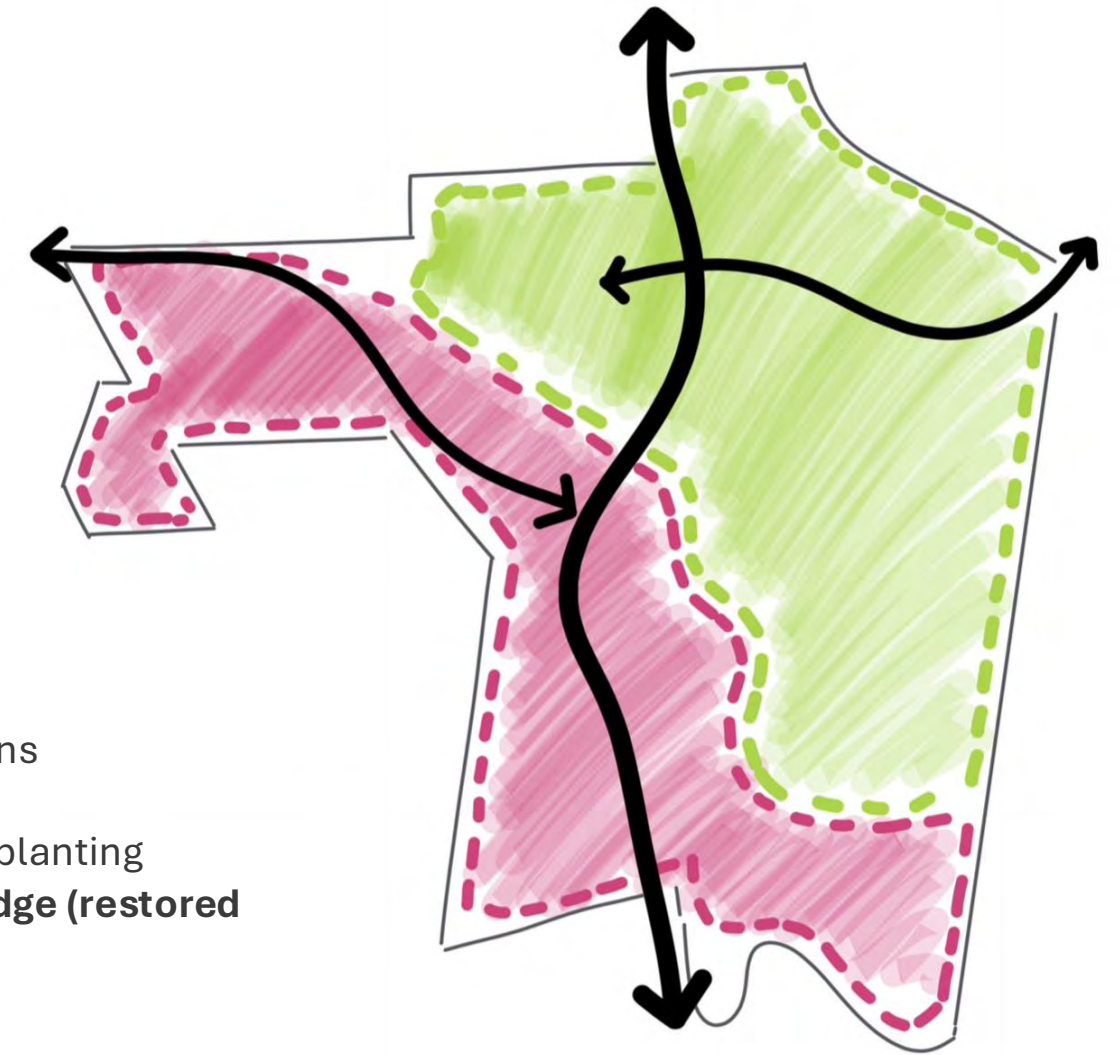
- Seating nodes
- Expanded Baton Rouge Gallery
- **Clubhouse and restaurant (food & beverage options)**
- Picnic lawns
- **Oak market promenade (farmers market)**
- **Art/sculpture walk**
- **Waterfront Family-friendly café/beer garden**
- Stormwater education plaza/trail
- Waterfront promenade
- Wetland terraces
- Wetland plaza
- Botanical picnic experience
- Wedding lawn
- **Event green**
- **Kayak pier**

3. Nature/Passive Use:

- **Pollinator/butterfly gardens**
- **Trees & shade**
- **Restored waterways**
- Stormwater demonstration gardens
- Oak canopy walk
- Integrated rain gardens & natural planting
- **Expanded bayou and wetland edge (restored waterways)**

4. Active Use:

- **Walking/jogging/running loop**
- **Nine-hole golf course**
- **Adventure playground**
- **Water play features**
- Mini golf
- **Nature playground**
- Recreation center
- New Brooks pool
- Sports field
- 400m track
- Basketball courts
- Youth soccer/flexible fields
- Flexible field



Keeping:

- *Existing croquet courts*
- *Existing tennis courts*
- *Existing dog park*

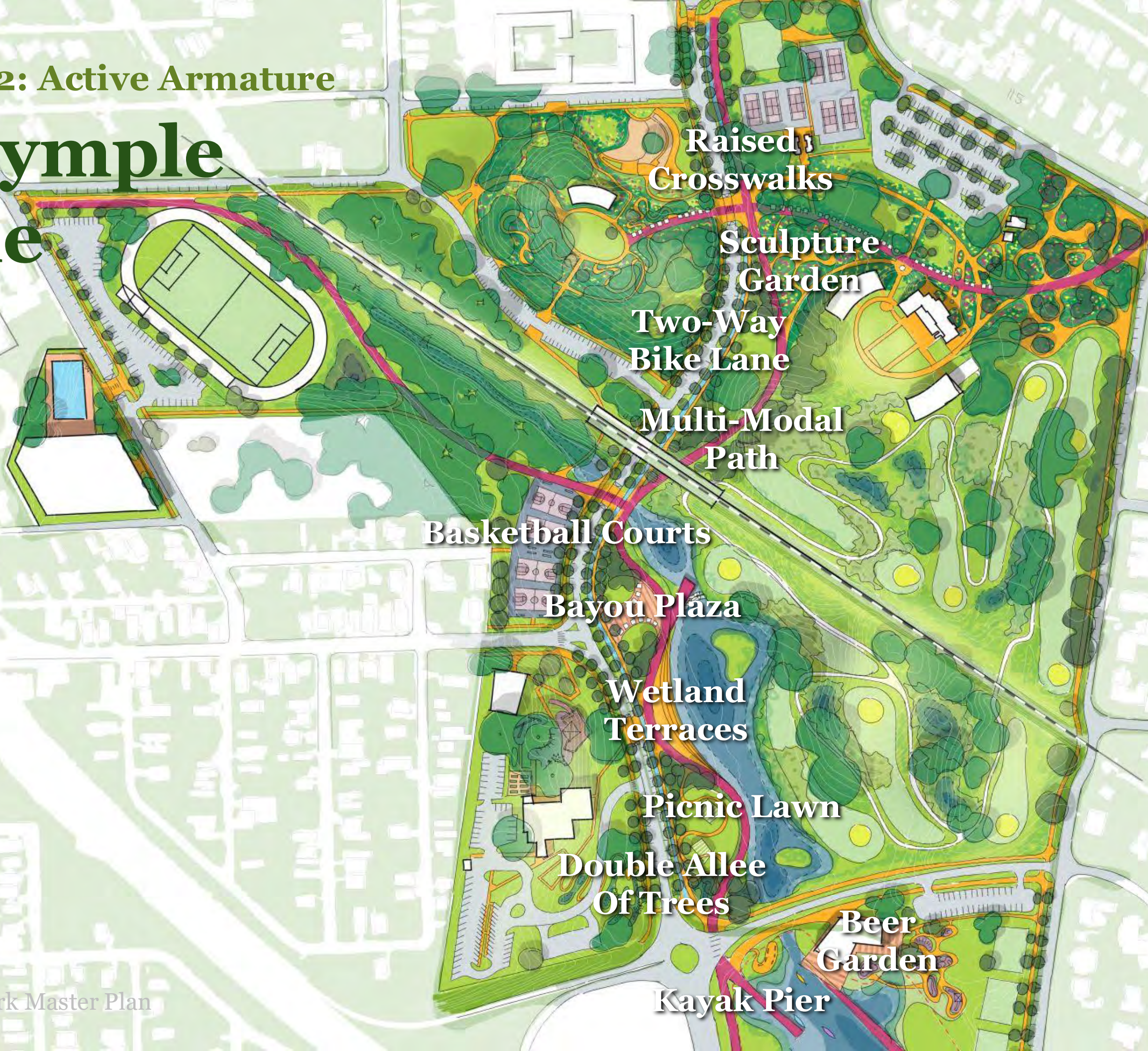
Concept Alternatives

CONCEPT 2: ACTIVE ARMATURE



Concept 2: Active Armature

Dalrymple Spine



Raised
Crosswalks

Sculpture
Garden

Two-Way
Bike Lane

Multi-Modal
Path

Basketball Courts

Bayou Plaza

Wetland
Terraces

Picnic Lawn

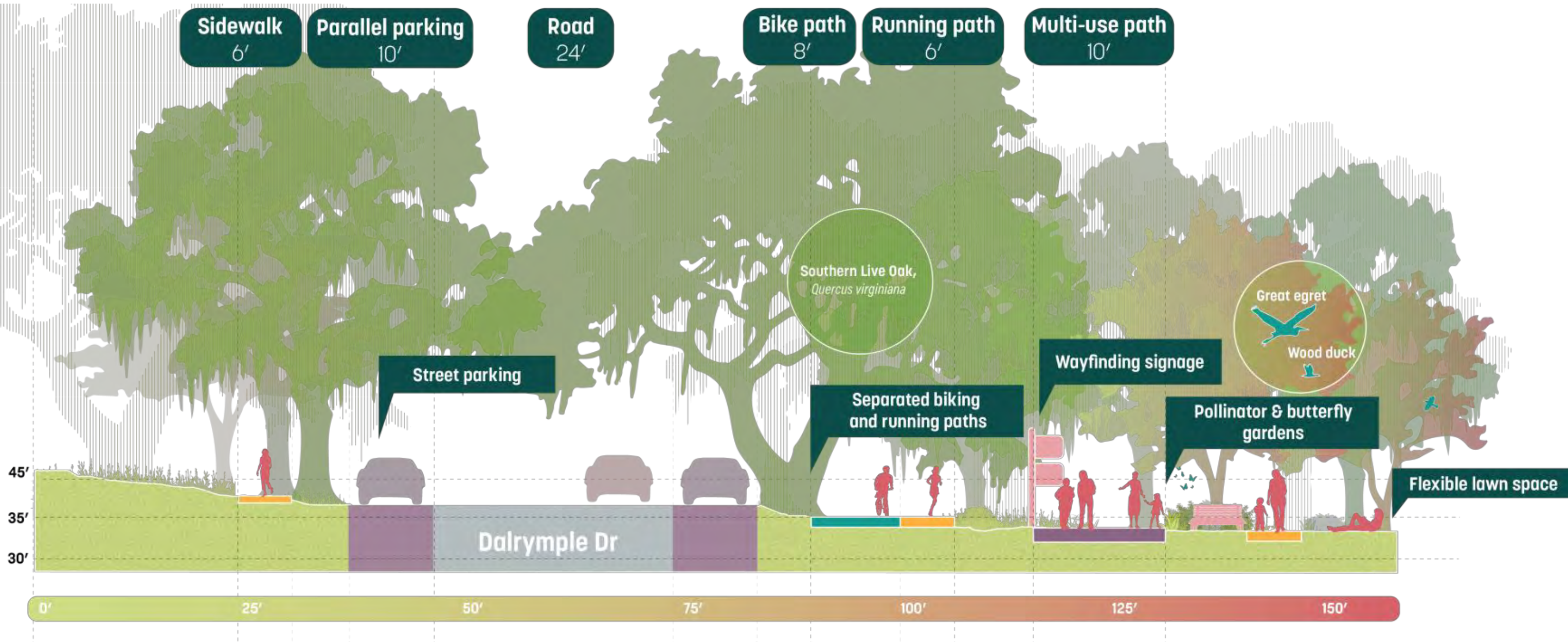
Double Allee
Of Trees

Beer
Garden

Kayak Pier

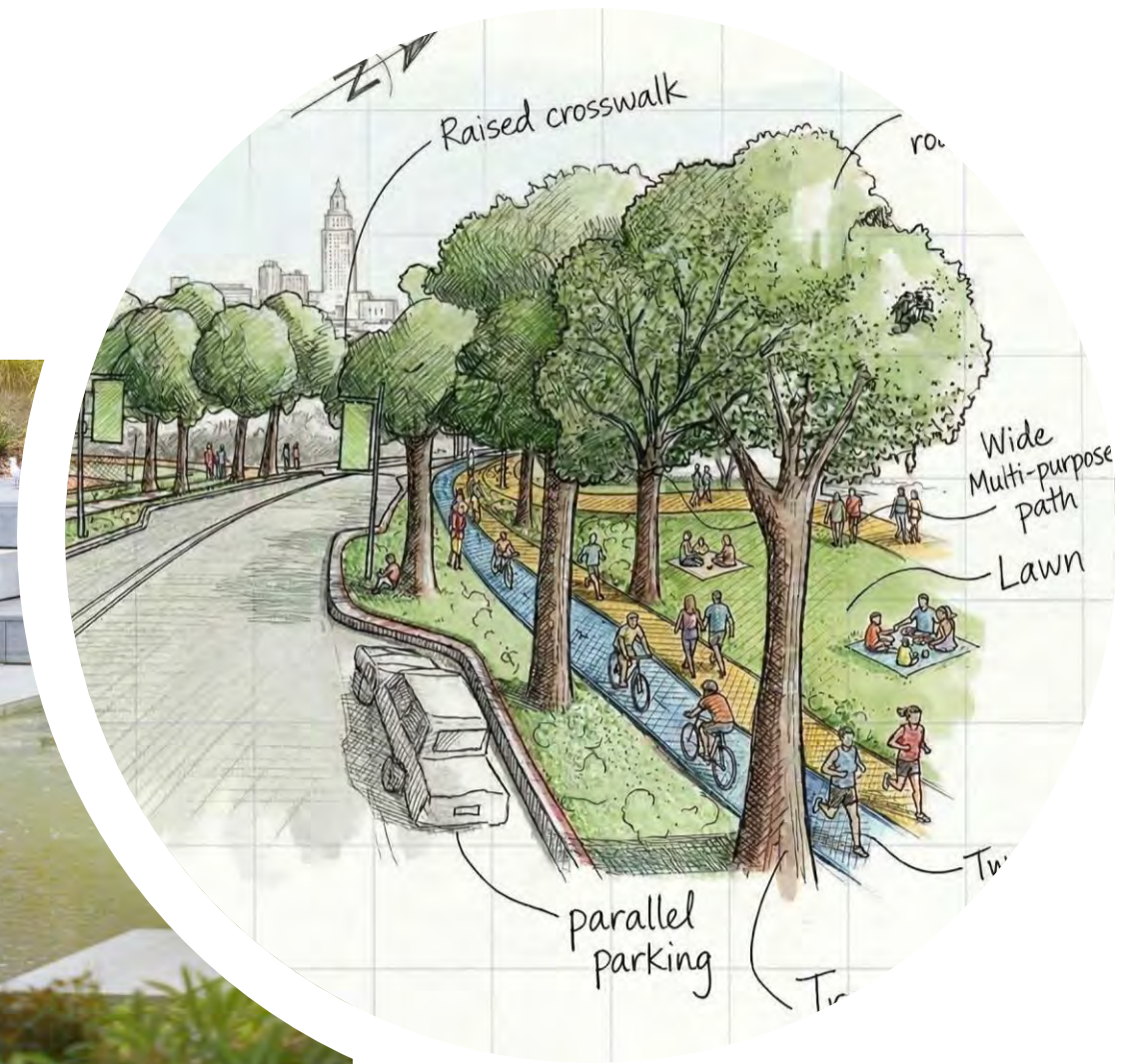
Concept 2: Active Armature

Dalrymple Spine



Concept 2: Active Armature

Dalrymple Spine



Concept 2: Active Armature

Art & Gardens



Concept 2: Active Armature

Art & Gardens



Concept 2: Active Armature

A Recreation Hub



Multi-Modal Path

Sports field

400m track

Stormwater Garden

Flexible Lawn

Celebration Hill

Brooks pool

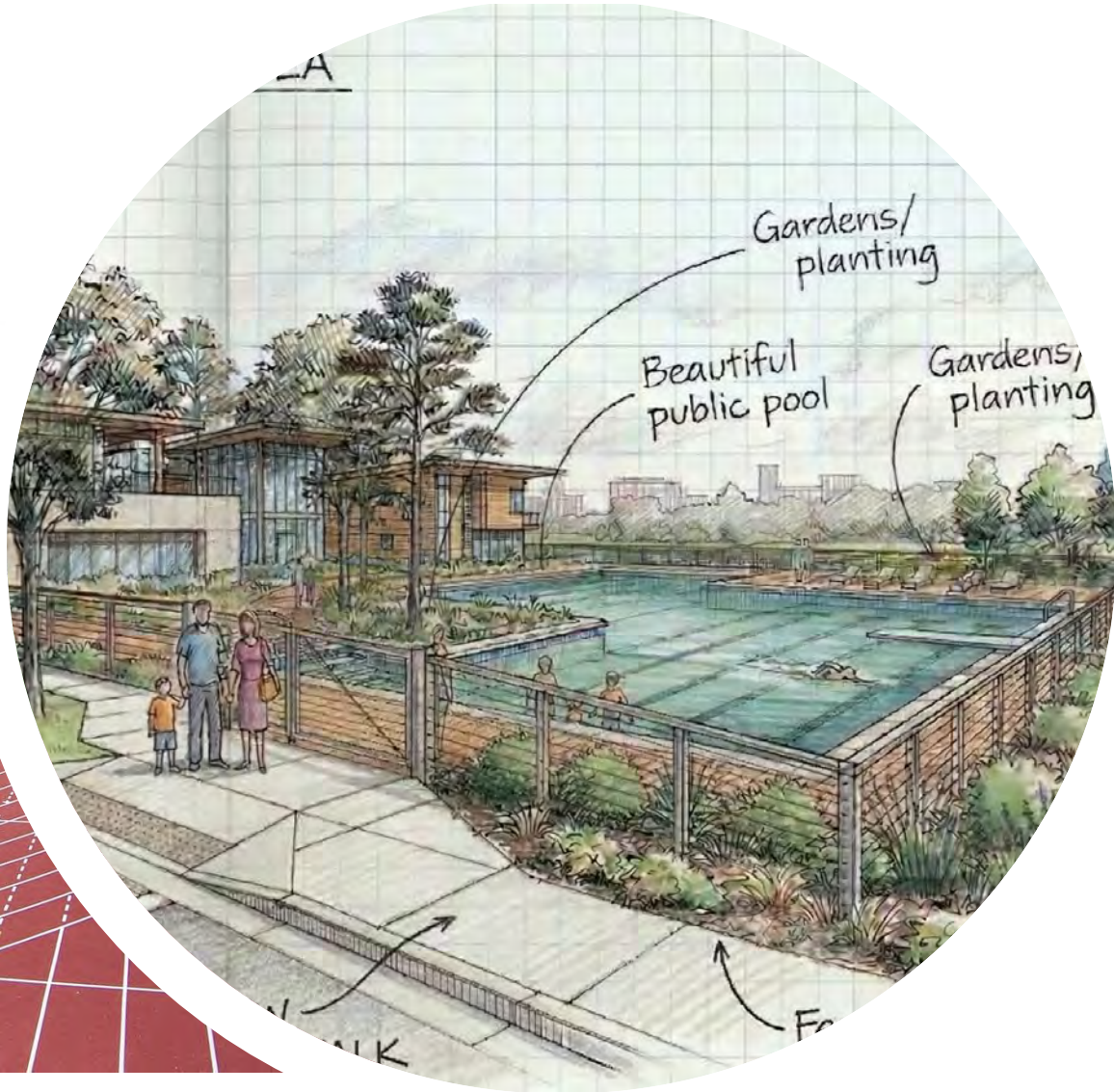
Recreation center

Woodland Walk

Basketball courts

Concept 2: Active Armature

A Recreation Hub





Wetland terraces

Nature Playground

Expanded bayou and wetland edge

Knock-Knock Museum

Shaded picnic lawn

Stormwater story trail

Stormwater education plaza

Waterfront beer garden

Adventure playground

Kayak pier and overlook

Youth size soccer fields

Waterfront promenade

Concept 2: Active Armature

Waterfront Experience

Concept 2: Active Armature

Waterfront Experience



Concept 2: Active Armature

City-Brooks Golf Course

- 9-hole, Par 3, Executive course
- Most holes shortened
- 6 greens moved to new locations
- More space given over to the public
- Native planting and raingardens integrated into the course

**Please note that this is
HIGHLY conceptual at this
time and will be refined in
detail once initial feedback is
received*





CONCEPT 01: THE BIG LOOP

Connection through the outside - in

*An **activated park loop** unites the site - linking landscapes, lakes, and destinations through a continuous ribbon of movement, play, and activity*



CONCEPT 02: ACTIVE ARMATURE

Connection through the inside - out

*A reimagined **Dalrymple** anchors the park's multimodal network, with generous walking and biking corridors and new east-west green spines that reconnect the landscape across the roadway*



DISCUSSION

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Next Steps



SASAKI

New Business



SASAKI

Thank you!



SASAKI