

COMMUNITY MEETING



Obsolete Land Study & Recreation Center Transition Plan



COMMUNITY MEETING



I. IYP3 Overview & Status

II. Obsolete Land Study

I. Discussion and Q&A

III. Recreation Center Transition Plan

I. Discussion and Q&A

IV. Wrap-up with Next steps

IYP3 OVERVIEW



WHY WE DO 10-YEAR PLANS

To serve as a strategic playbook & foundational framework across BREC

- To define long-term goals, priorities, and guiding principles
- To shape policies and operational decisions
- To ensure consistency and accountability
- To align resources and actions with community needs
- To steer planning, budgeting, development, and public engagement
- For National Park & Recreation accreditation (CAPRA)

IYP3 Timeline



Community Engagement and Input



Engagement
at a Glance →

20+ POP UP
EVENTS



953
ONLINE
SURVEYS



7,000+
DOORS
KNOCKED



100+
STAFF
ENGAGED



909
SURVEYS
RETURNED



5
PUBLIC
WORKSHOPS



15
COMMUNITY
ADVISORY
MEMBERS



12 STAKEHOLDER MEETINGS

- Elected Officials
- EBRP Mayors
- BREC Commissioners
- City-Brooks Stakeholders
- Environmental Advocates
- Biking + Running Advocates
- Non-Profits
- Local Police
- Private Companies
- School Boards
- Parish Residents

12
CAC
MEETINGS +
7+
HOSTED
EVENTS

Five Guiding Principles



Welcoming Everyone

Goals and Strategies for Equity



Connected People

Goals and Strategies for Sense of Community and Programming



Connected Environment

Goals and Strategies for Environment and Resilience



Connected Places

Goals and Strategies for Connectivity



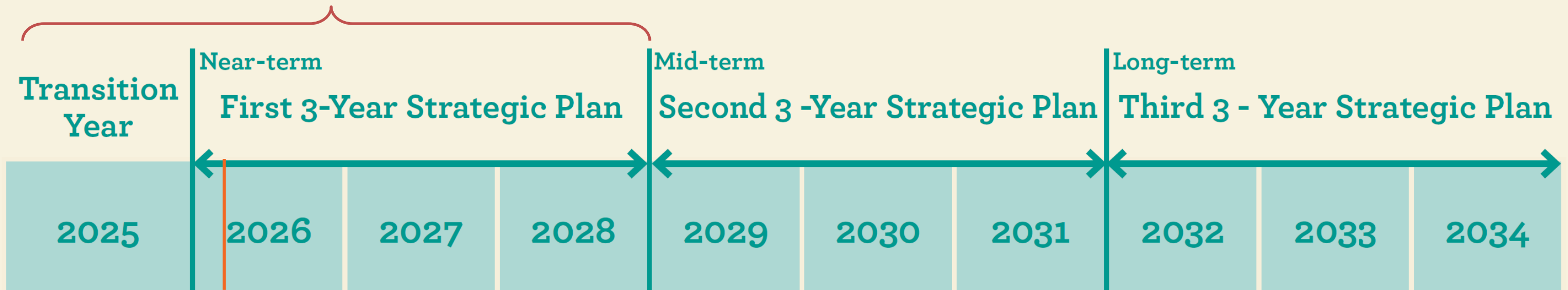
Moving Forward Sustainably

Goals and Strategies for a Sustainable Portfolio

IYP 3 STATUS – WE ARE HERE



First 3-year Strategic Plan + 1



Goals for 2026 - 2028:

- Focus on upgrading fewer but higher-quality facilities.
- Reduce volume of interior space by the design and construction of:
 - up to 4 Tier 1 Rec Centers
 - up to 2 Tier 2
 - up to 3 Tier 3

COMMUNITY MEETING



- **Metro Council District 7**

- **Obsolete Land – Presented to the commission**

- Belfair Park

- **Obsolete List – being studied**

- East Brookstown Park
 - 48th Street Park
 - Bird Station
 - Edward Avenue

- **Recreation Center Transition Plan**

- Belfair Park
 - Howell Community Park
 - Gus Young Park
 - Independence Community Park
 - North Street Park
 - Nairn Drive Park

COMMUNITY MEETING



- **Metro Council District 10**

- **Obsolete Land**

- Wenonah Street Park

- **Obsolete List – being studied**

- Tuscarora Street Park
 - Dayton Street Park
 - Buchanan Park
 - North Blvd Park
 - Roosevelt Street Park
 - Pawnee Street Park
 - Seventh Street Park
 - North 18th Street Park
 - Corporate Parkway
 - North 14th Street Park – After Memorial Safe Room is constructed
 - Sports Academy -After Memorial Safe Room is constructed

- **Recreation Center Transition Plan**

- Memorial Safe Room – Proposed Tier 1
 - Sports Academy – Obsolete: Move Programs to Memorial Saferoom
 - North 14th Street - Obsolete: Move Programs to Memorial Saferoom
 - Kernan Street Park - Proposed Tier 1
 - Kerr Warren Park - Proposed Tier 3
 - Expressway Park - Proposed Tier 1
 - Alaska Street Park - Proposed Tier 3
 - City-Brooks Community Park - Proposed Tier 2
 - Terrace Street Park – Partner Facility

OBSOLETE LAND STUDY



- **IYP 3 Guiding Principle #5 “Moving Forward Sustainably”**

- Goal 22: Sustainable Parks: remove obsolete / redundant facilities and lands

- **Obsolete Land Goal:**

- To study properties or portions of properties that are not providing sufficient public value to warrant long-term upkeep costs and redirect resources to more efficient use.
- The Initiative focuses on removing obsolete land from BREC’s portfolio.
- BREC may deem land obsolete if it is not providing enough public value to warrant long term maintenance and operating costs and to redirect resources to more efficient use.
- The property considered for disposal will also be measured against the Natural Resource Decision Making Framework found in the Natural Resource Management Plan.
- Reviewing parks with overlapping services and amenities provide opportunities to merge resources, sell underutilized land, or shift to lower-maintenance designs—saving costs and a sustainable portfolio.
- The current list of obsolete land features many properties dating back to 2012.
- **Proceeds From Properties Sold Will Be Reinvested In The Same Service Area.**

LAND SALE PROCESS



1. March 26, 2026 Commission Meeting:

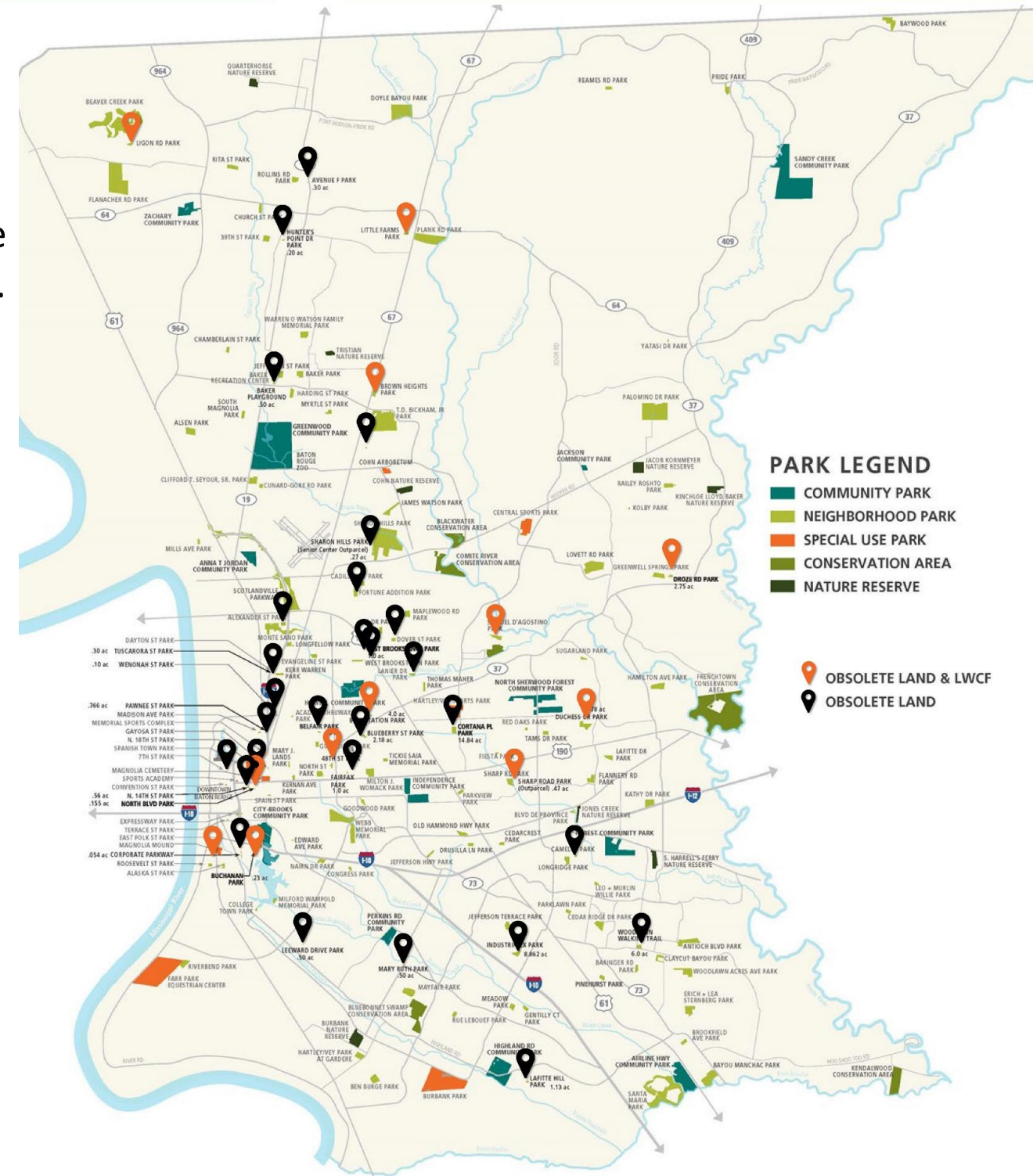
- Approve parks to be obsolete and not needed for public purposes.
- Introduce a proposed ordinance authorizing the sale of this land, with the minimum sale price shall be the approximate appraised value accordingly.
- Any opposition received during the fifteen-day notice period April 1 through April 15, 2026 will be heard at a public hearing during next regular Commission meeting.
- Host community engagement meetings:
 - Tuesday March 31, 2026 – District 10 & District 7 @ Howell Community Park (Wenonah and Belfair)
 - Thursday April 2 6-7:30 Districts 5 & 6. @ Charles R. Kelly Center (Fortune Add, Dover, Alexander, Lanier, Blueberry)

2. April 23, 2026 Commission Meeting:

- Hold public hearing – any opposition from fifteen-day notice period
- Approve ordinance to sell properties at minimum appraised value

3. If Approved - Sale Process

- Advertise for public bids (30 days)
- Review bids and recommend highest bidder for Commission approval
- Superintendent executes sale documents
- Finalize purchase agreement and complete sale



*Land and Water Conservation Fund (LWCF): Denotes federal funds associated with the park which adds additional requirements in order to be able to remove a park from service

BELFAIR PARK – DIST. 7



Criteria for Consideration of Obsolete:

- ✓ **Redundant Facility:** Two facilities located close together.
- ✓ **Very Small Property:** Offers limited recreational value.
- ❑ **Non-Contiguous Park Portion:** A segment of a park that is not connected to the main property.
- ❑ **Inaccessible Area:** Land that is difficult to reach and has little to no ecological value.
- ❑ **Located in a Non-Residential Area:** Or in a place where the local community does not desire service.
- ✓ **Low Public Value:** The land does not justify long-term maintenance and operating costs.

Background:

- Flood Zone: AE

Recommendation:

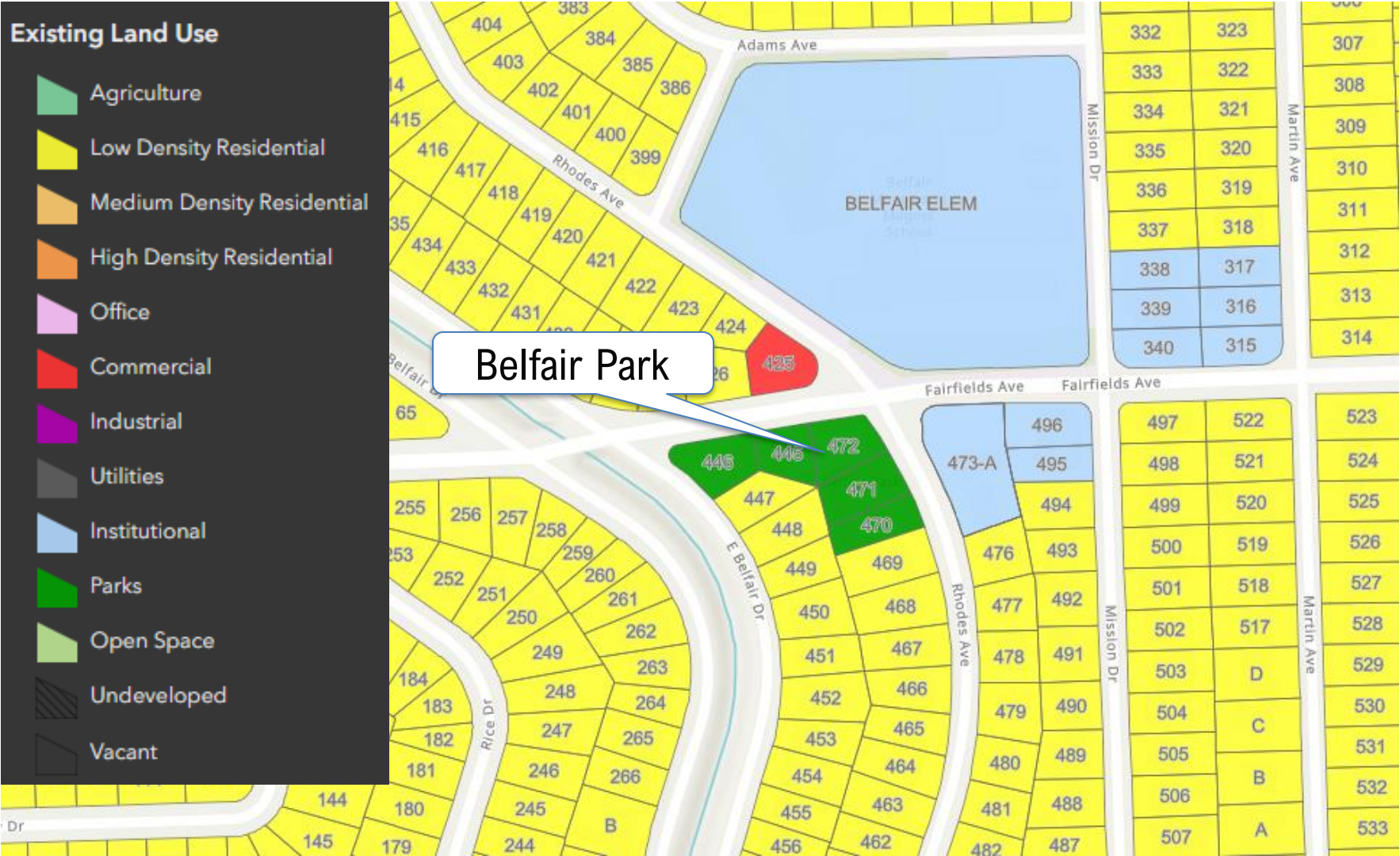
- **Sell**



BELFAIR PARK – DIST. 7



(p2) Studying as of 2025



Park Name	Park Address	Year Acquired	Acreage Acquired	Acquisition Summary	Acquisition Type	Ownership	LWCF
Belfair Park	4390 Fairfield Avenue	1976	0.9300	Belfair Homes, Section 74, T-7-S, R-1-E, Lots 445-A, 446-A, 470, 471, & 472 for \$100,000 - Cash Sale by Percy W. Lee	Cash Sale	BREC	No

BELFAIR PARK - DIST. 7

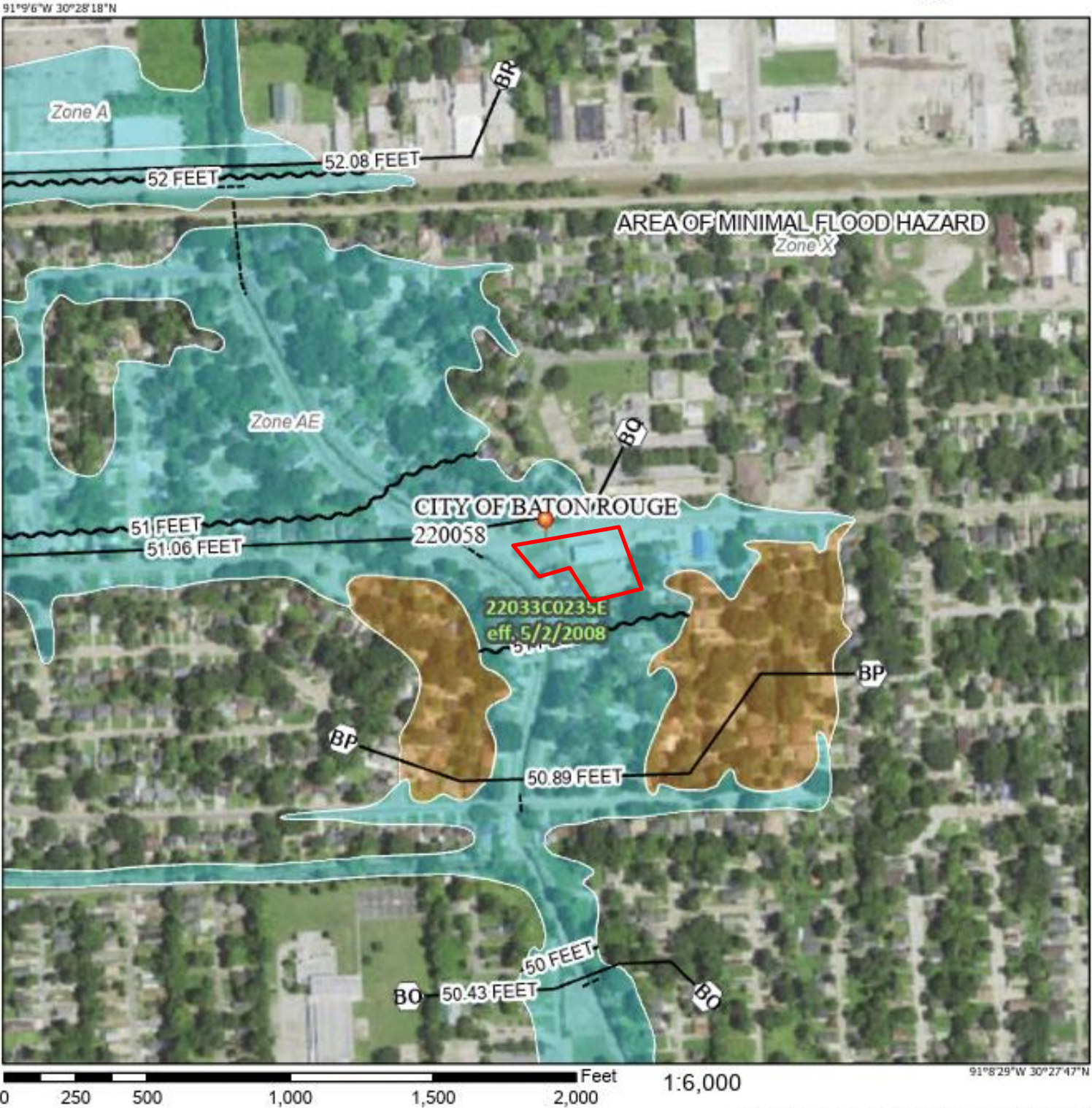


PARK NAME	ACREAGE	ADDRESS	CITY	ZIPCODE	2025 PLACE	2024 PLACER	2023 PLACER	2022 PLACER	2021 PLACER	2020 PLACER	2019 PLACER	2018 PLACER	Total
Acadian Thruway Park	0.64	2751 N Acadian Thruway W	Baton Rouge	70805	4,503	3,138	4,298	4,722	4,820	4,301	1,900	252	27,934
Blueberry Street Park	2.18	6050 Blueberry St	Baton Rouge	70806	2,992	4,716	4,983	5,743	6,524	7,012	8,430	4,116	44,516
Belfair Park	0.93	4390 Fairfields Ave	Baton Rouge	70802	3,407	8,078	6,214	6,463	6,823	3,880	4,663	6,674	46,202
Mary J. Lands Park	3.5	802 N 30th St	Baton Rouge	70802	10,167	11,162	11,046	10,247	11,599	12,492	4,767	6,514	77,994
North Street Park	9.98	4100 North St	Baton Rouge	70806	54,118	24,120	24,162	16,986	14,271	10,880	17,892	28,163	190,592
Tickie Saia Memorial Park	3.74	855 N Donmoor Ave	Baton Rouge	70806	63,057	31,242	17,224	14,076	17,817	31,143	14,972	24,509	214,040
Gus Young Park	4.65	4200 Gus Young Ave	Baton Rouge	70802	41,451	56,743	39,111	41,584	27,808	15,762	19,269	23,756	265,484
Howell Community Park	113.03	5509 Winbourne Ave	Baton Rouge	70805	187,190	173,461	170,450	173,998	151,243	129,612	93,046	99,430	1,178,430

BELFAIR PARK – DIST 7



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AG9

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/15/2026 at 7:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WENONAH STREET PARK – DIST. 10



Criteria for Consideration of Obsolete:

- ❑ **Redundant Facility:** Two facilities located close together.
- ✓ **Very Small Property:** Offers limited recreational value.
- ❑ **Non-Contiguous Park Portion:** A segment of a park that is not connected to the main property.
- ❑ **Inaccessible Area:** Land that is difficult to reach and has little to no ecological value.
- ❑ **Located In a Non-Residential Area:** Or in a place where the local community does not desire service.
- ✓ **Low Public Value:** The land does not justify long-term maintenance and operating costs.

Background:

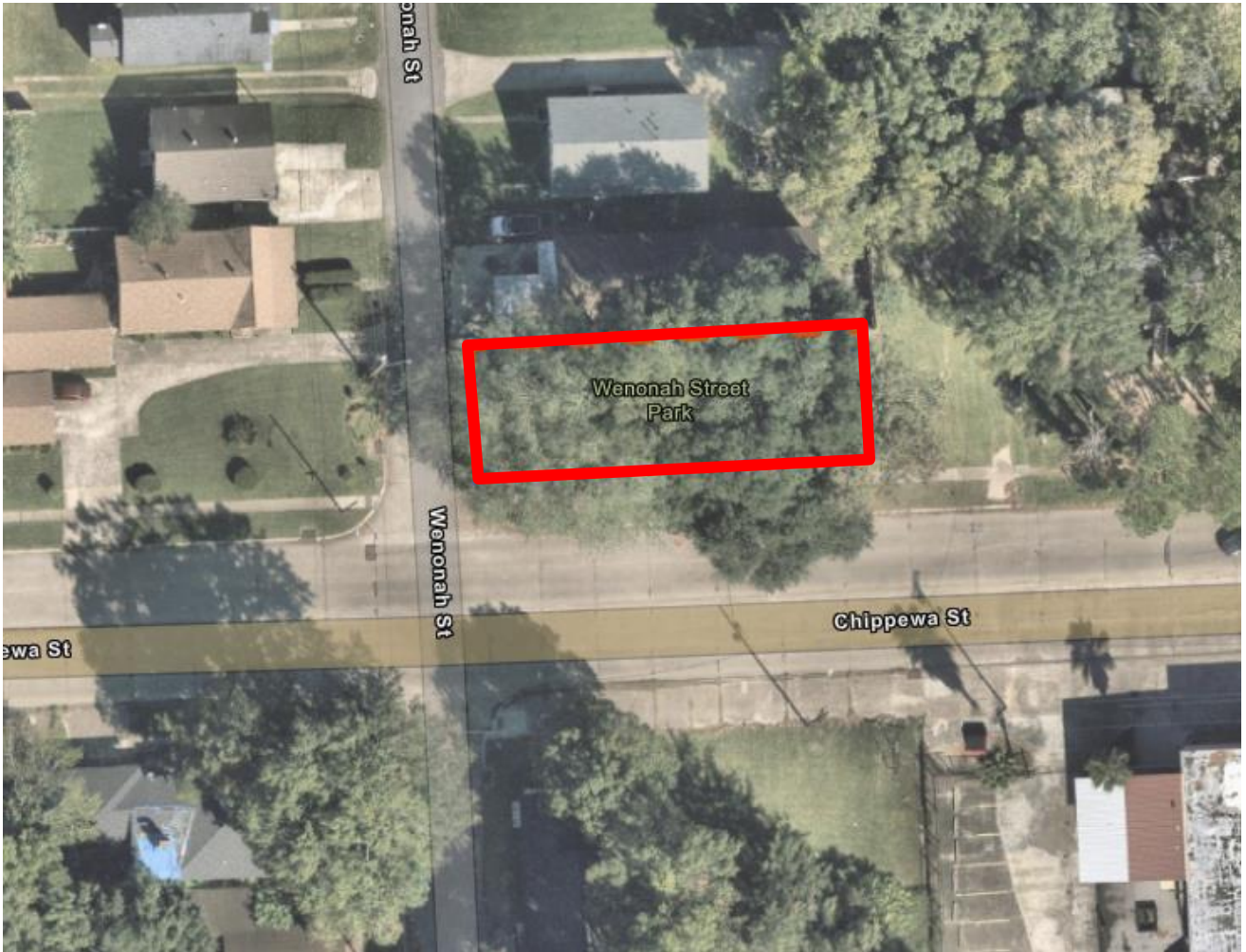
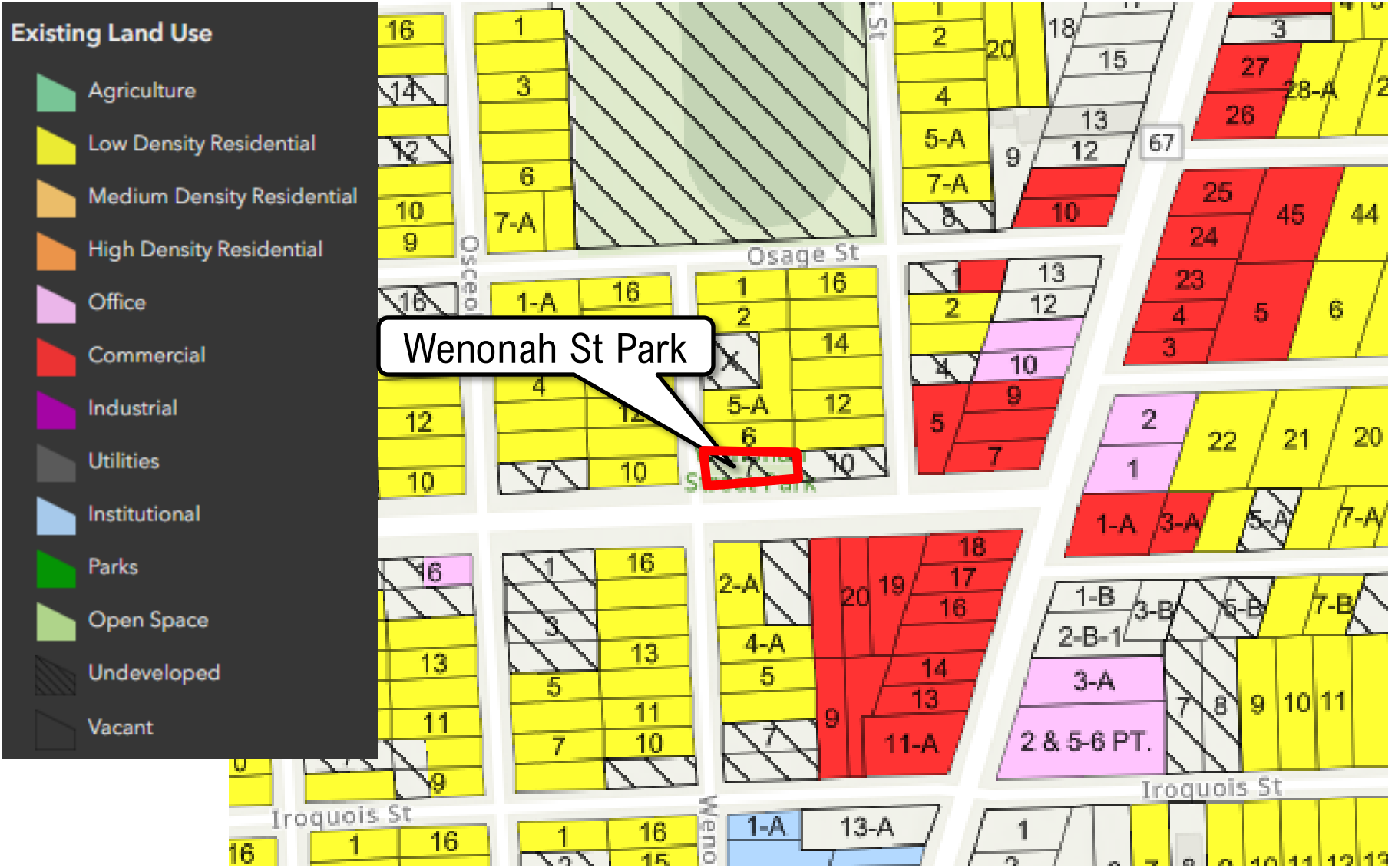
- Purchased from City Parish in 1971
- Residential lot was never developed into a park
- Flood Zone: X

Recommendation:

- ***Sell residential lot at 2800 Wenonah Street***

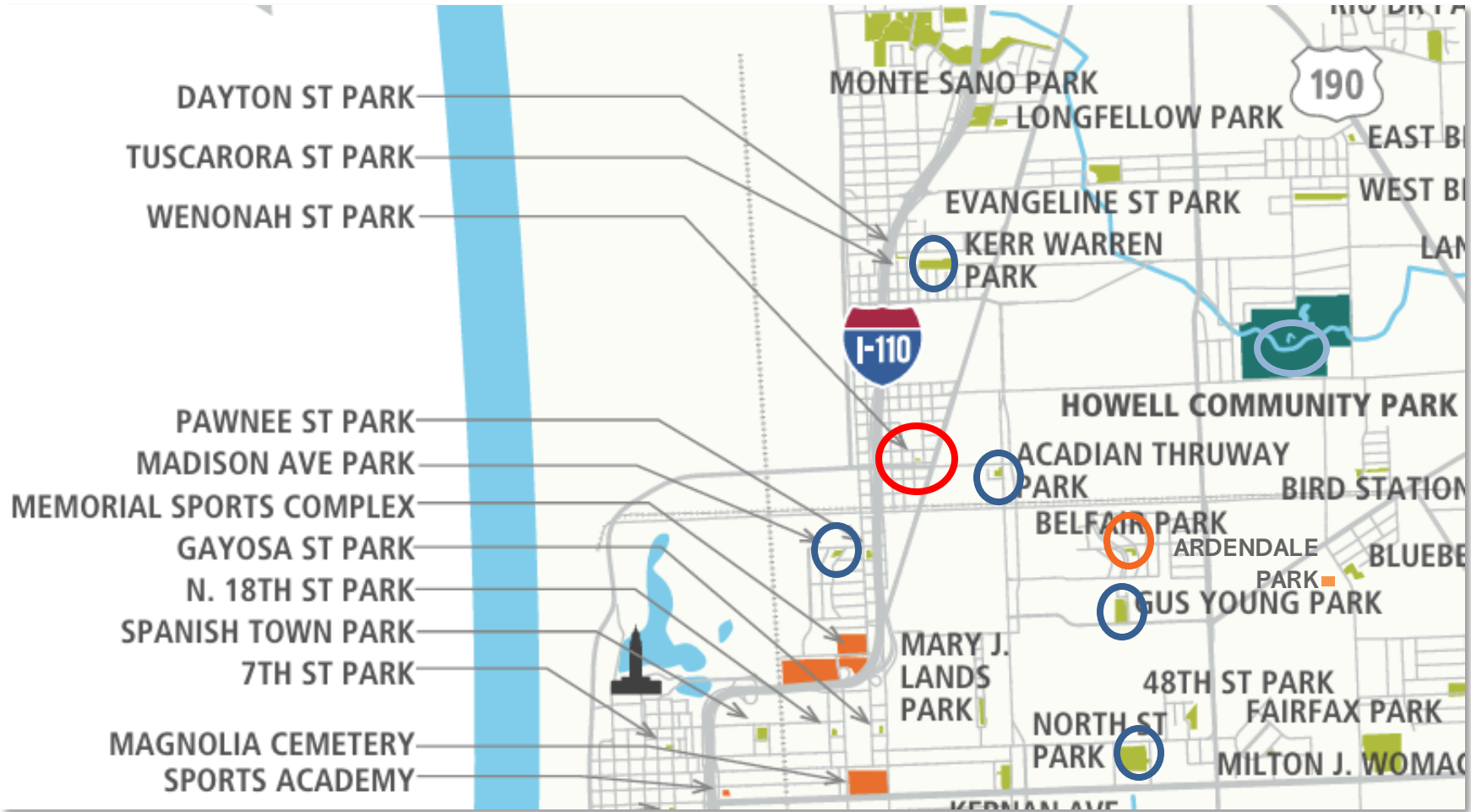


WENONAH STREET PARK – DIST. 10



Park Name	Park Address	Year Acquired	Acreage Acquired	Acquisition Summary	Acquisition Type	Ownership	LWCF
Wenonah Street Park	2800 Wenonah Street	1971	0.1102	Lot 7, Square 45 for \$1,000 - Cash Sale by EBRP	Cash Sale	BREC	No

WENONAH STREET PARK – DIST. 10



Park Name	Acreage	Address	City	Zipcode	2025 Place	2024 Placer	2023 Placer	2022 Placer	2021 Placer	2020 Placer	2019 Placer	2018 Placer	Total
Wenonah Street Park	0.11	3300 Wenonah St	Baton Rouge	70805	1,226	862	332	156	1,685	956	213	39	5,469
Madison Avenue Park	0.97	1820 Madison Ave	Baton Rouge	70802	1,380	1,132	839	743	832	1,727	300	296	7,249
Acadian Thruway Park	0.64	2751 N Acadian Thruway W	Baton Rouge	70805	4,503	3,138	4,298	4,722	4,820	4,301	1,900	252	27,934
Belfair Park	0.93	4390 Fairfields Ave	Baton Rouge	70802	3,407	8,078	6,214	6,463	6,823	3,880	4,663	6,674	46,202
Kernan Avenue Park	5.21	333 Kernan Ave	Baton Rouge	70802	17,759	9,692	6,376	6,693	6,967	6,742	4,323	4,276	62,828
Gus Young Park	4.65	4200 Gus Young Ave	Baton Rouge	70802	41,451	56,743	39,111	41,584	27,808	15,762	19,269	23,756	265,484
Howell Community Park	113.03	5509 Winbourne Ave	Baton Rouge	70805	187,190	173,461	170,450	173,998	151,243	129,612	93,046	99,430	1,178,430



OBSOLETE LAND STUDY

Discussion and Q&A

- Discussion
- Q&A



RECREATION CENTER PLAN 2.0



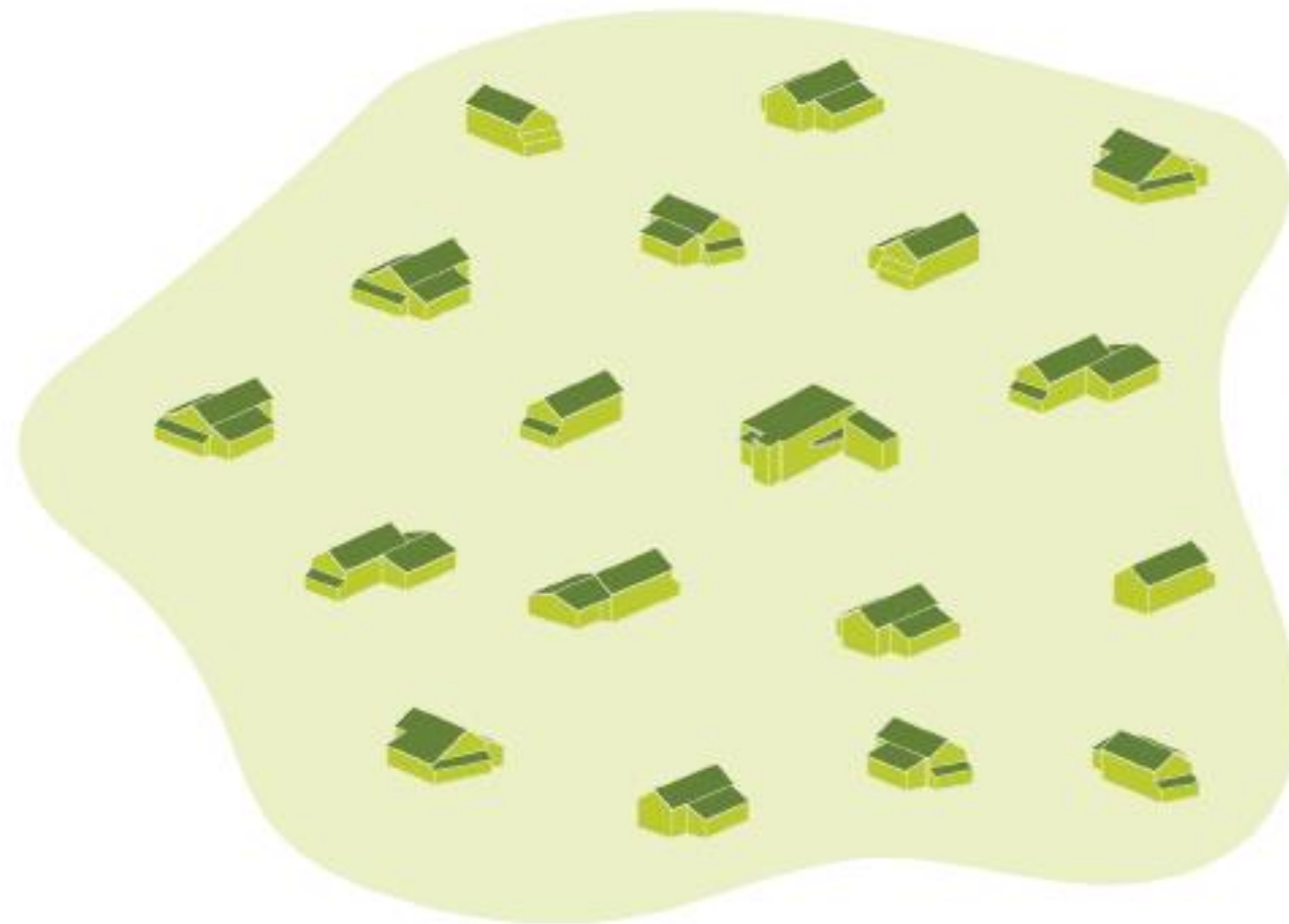
Goals of the plan:

- Introduce a Tiered Delivery Model
- Improve Quality and Support Sustainable Staffing & Maintenance
- All indoor Centers to be Air Conditioned
- Support Equitable Access
- Consistent Facility Standards
- Optimize Use of BREC Resources
- Identify Redundancies and Adapt into Lower Maintenance Models
- Address the diverse needs of EBR Communities

RECREATION CENTER PLAN 2.0

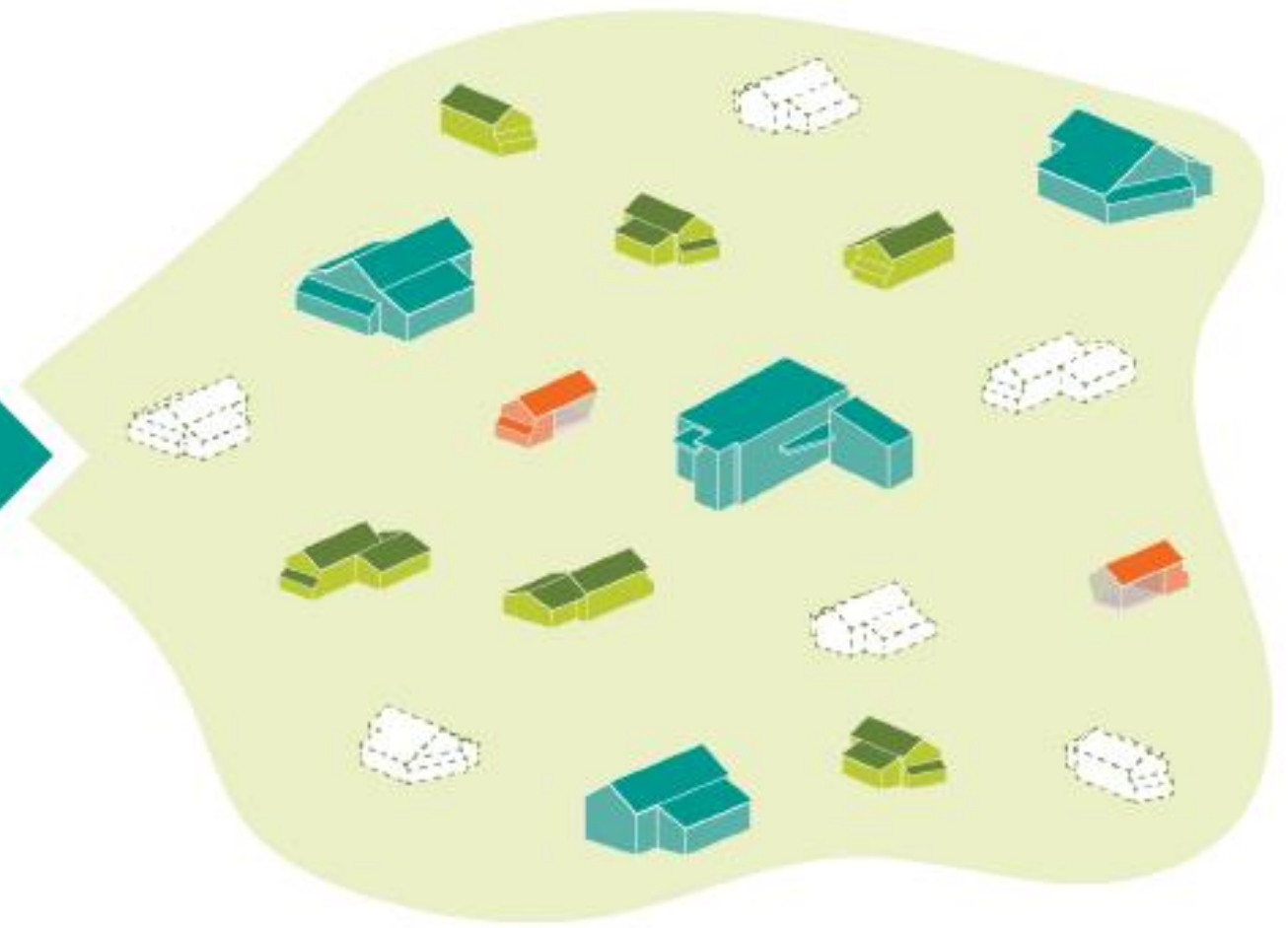


Current Model



BREC's current model includes 56 mostly similar recreation centers, including many that are not meeting community needs and lack air conditioning.

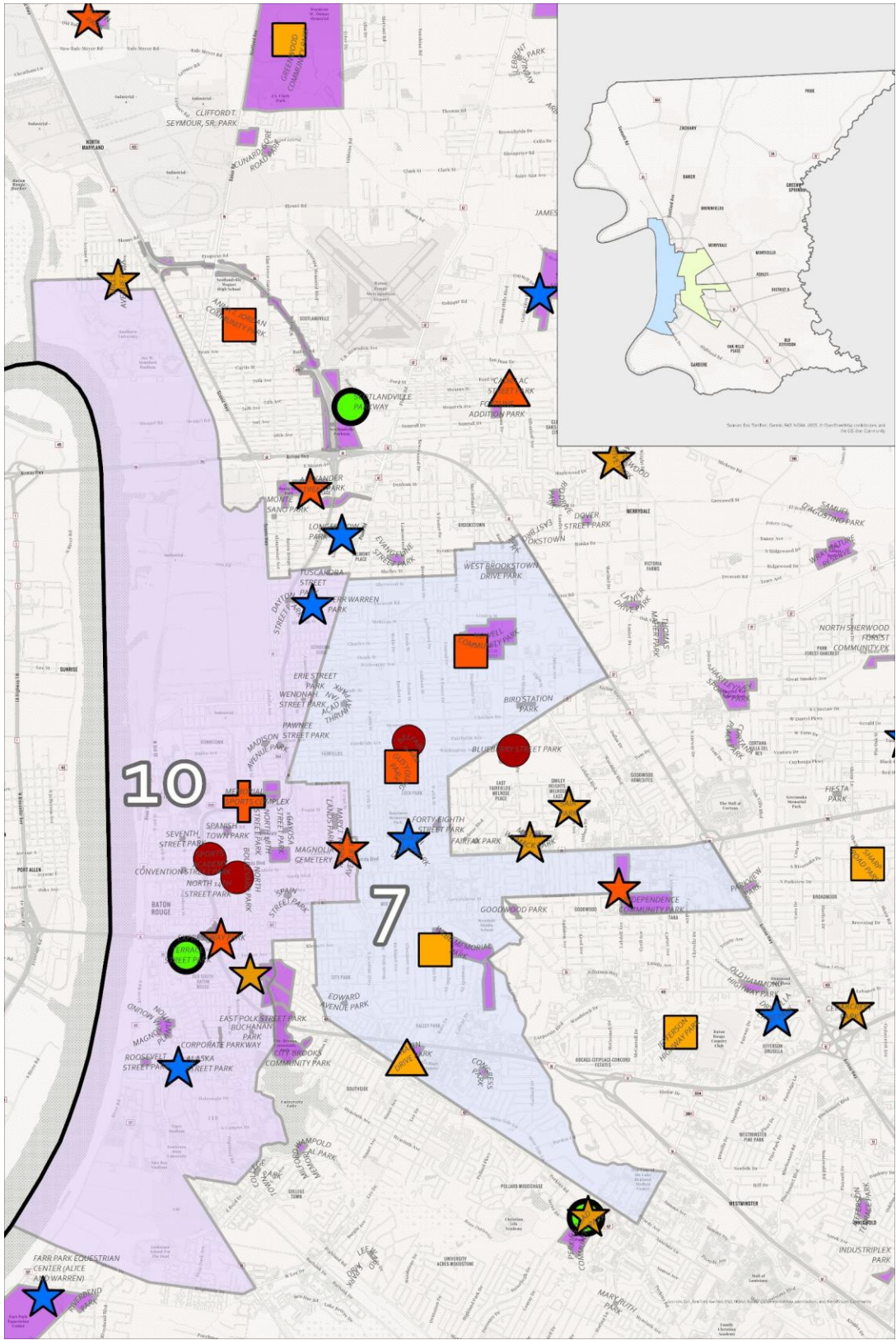
Tiered Model



IYP3 recommends transitioning to a tiered model, which introduces multiple scales of recreation centers and prioritizes quality over quantity

[illegible]

RECREATION CENTER PLAN 2.0



BREC Proposed Rec. Center Tiers

- Demolish
- Ex. Tier 1
- Ex. Tier 2
- Ex. Tier 3
- + New Safe Room
- Obsolete
- Partnership
- ★ Tier 1
- ★ Tier 2
- ★ Tier 3
- ▲ Tier 1 (Transitional)
- ▲ Tier 2 (Transitional)

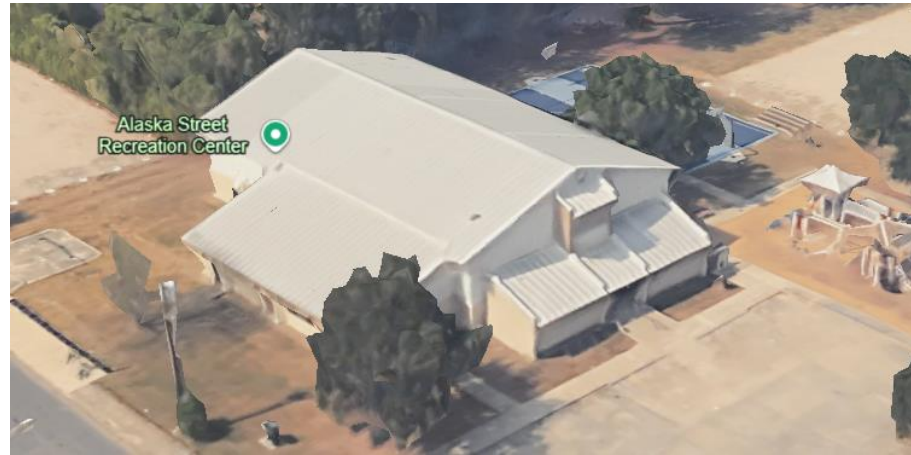
BREC Parks

- BREC Parks

RECREATION CENTER PLAN 2.0



Existing Recreation Center Building Types



- Recreation Center A – Community Center & Gym



- Recreation Center B – Gym only



- Community Center C – Community Center Only

Samples of New Tier 1 Recreation Center Model

Community Program Space + Gym + Indoor Track + Outdoor Covered Courts



Tier 1 Exterior



Tier 1 Interior - Gym



Tier 1 Entry



Tier 1 Outdoor Covered Recreation & Multi-Use Programming

Samples of New Tier 2 Recreation Center Model

Community Program Space + Outdoor Covered Courts



Tier 2 Interior



Tier 2 Exterior



Tier 2 Entry



Tier 2 Outdoor Covered Recreation & Multi-Use Programming

Samples of New Tier 3 Recreation Center Model

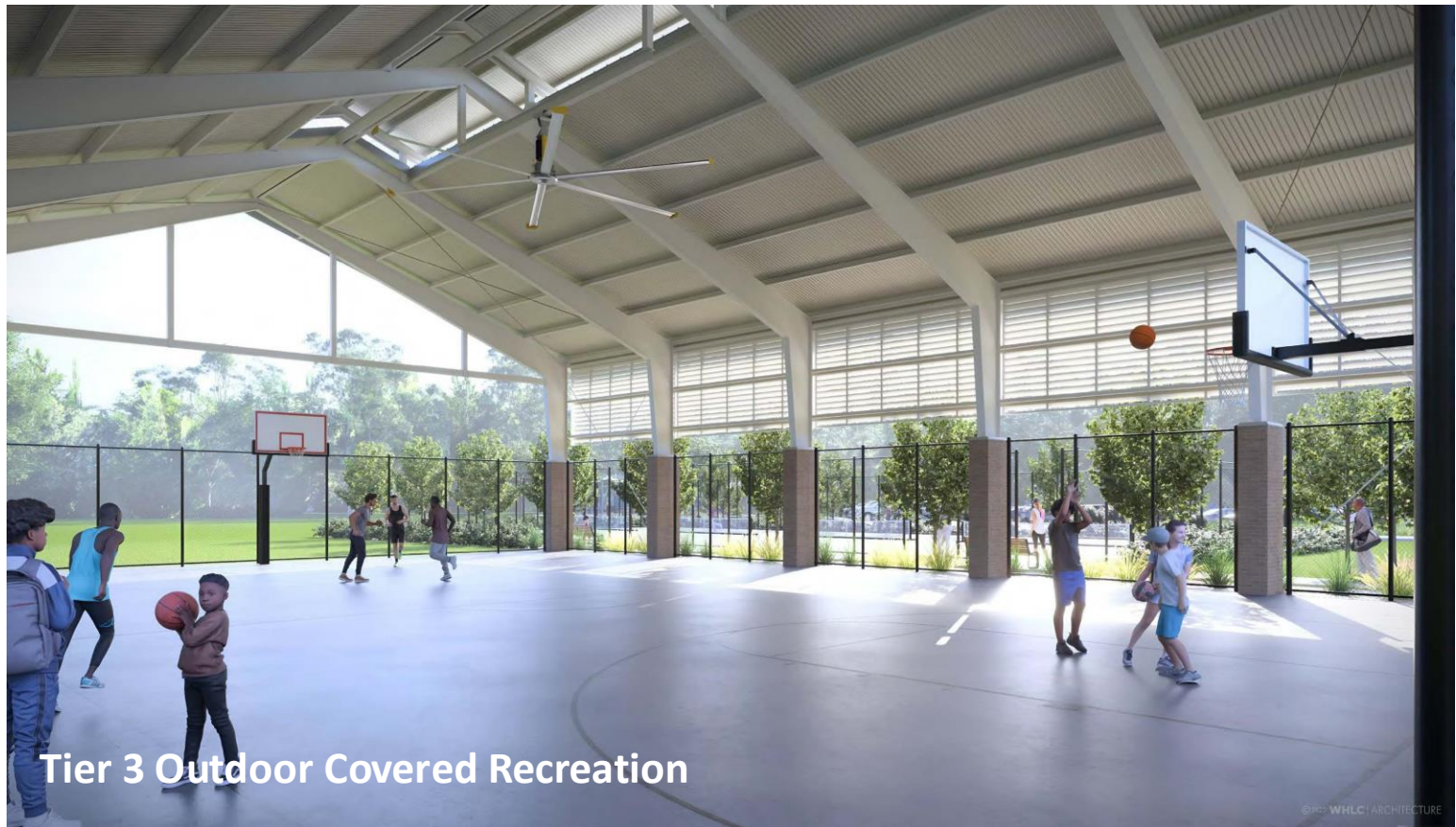
Outdoor Covered and/or Uncovered Courts + New Restrooms



Tier 3 Exterior Approach



Tier 3 Exterior Restroom



Tier 3 Outdoor Covered Recreation



Tier 3 Outdoor Covered Recreation & Multi-Use Programming

COMMUNITY MEETING

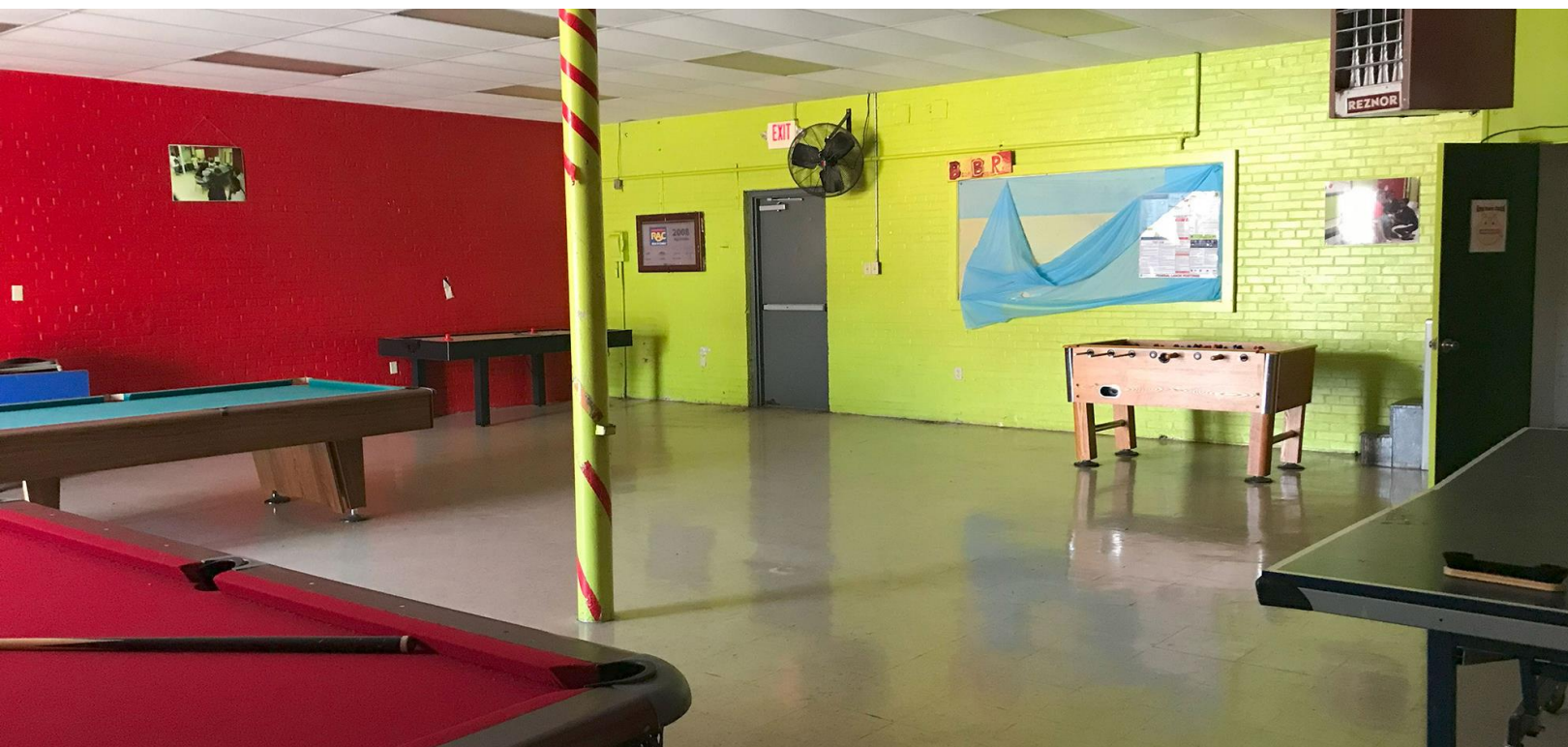


District 7 Recreation Center Transition Plan



Belfair Existing Conditions: Community Meeting and Program Space

Dist. 7



Howell Existing Conditions:

HVAC Gym + Community Meeting and Program Space

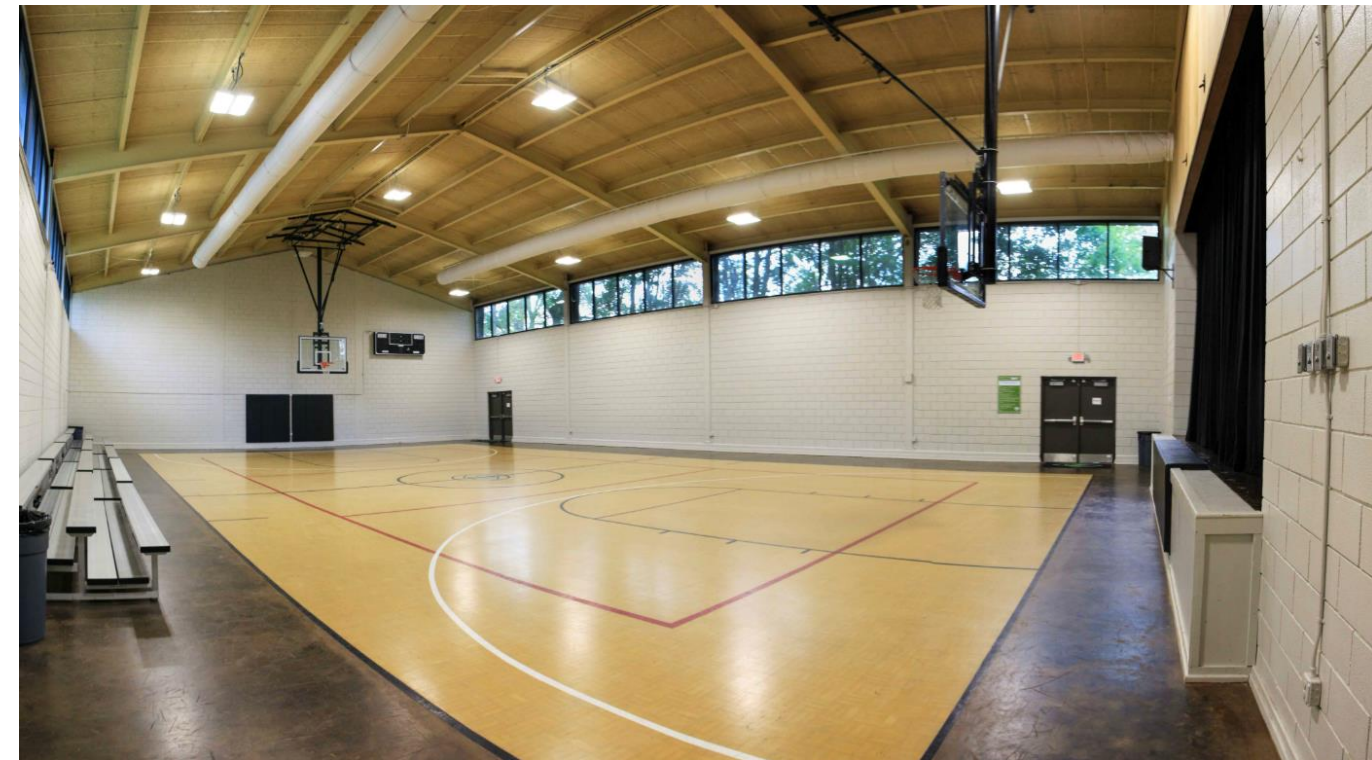
Dist. 7



Gus Young Existing Conditions:

HVAC Gym + Community Meeting and Program Space

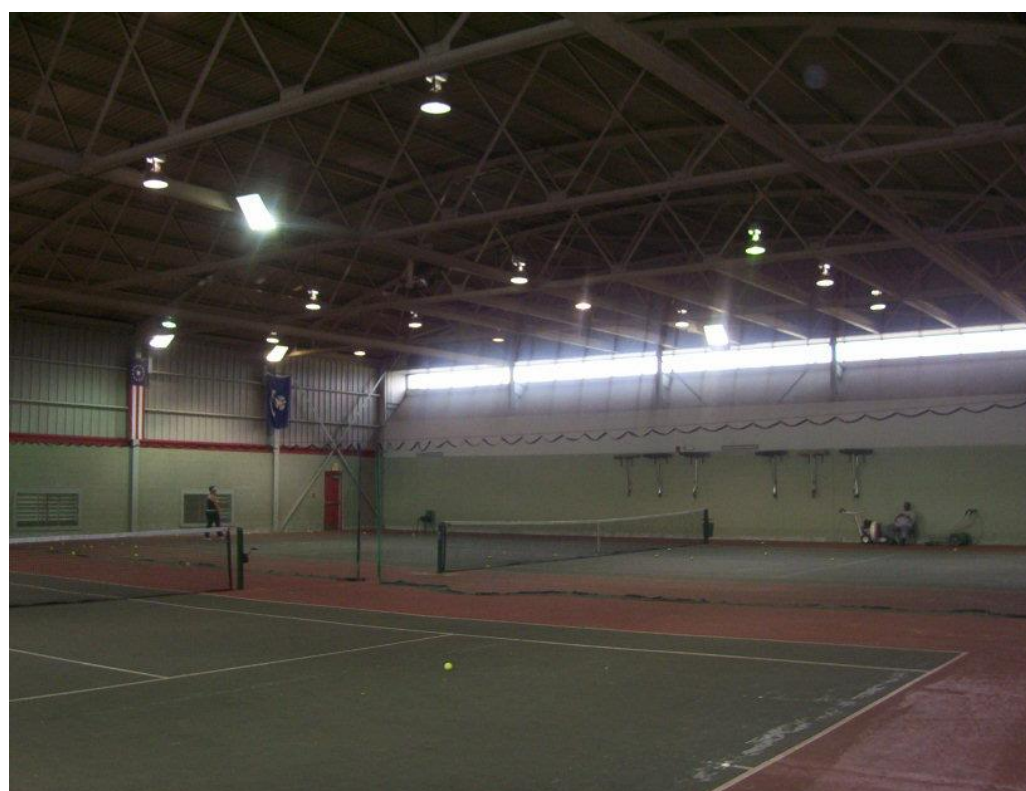
Dist. 7



Independence Park Existing Conditions:

Gym + Community Meeting and Program Space

Dist. 7



Independence Community Park Proposed Tier 1:

Gym + Community Meeting and Program Space

Dist. 7



T1 Exterior



T1 Interior - Gym



T1 Entry



T1 Outdoor Covered Recreation & Multi-Use Programming

North Street Park Existing Conditions:

Gym + Community Meeting and Program Space



Dist. 7



North Street Park Proposed Tier 3:

Outdoor Covered and/or Uncovered Courts + New Restrooms

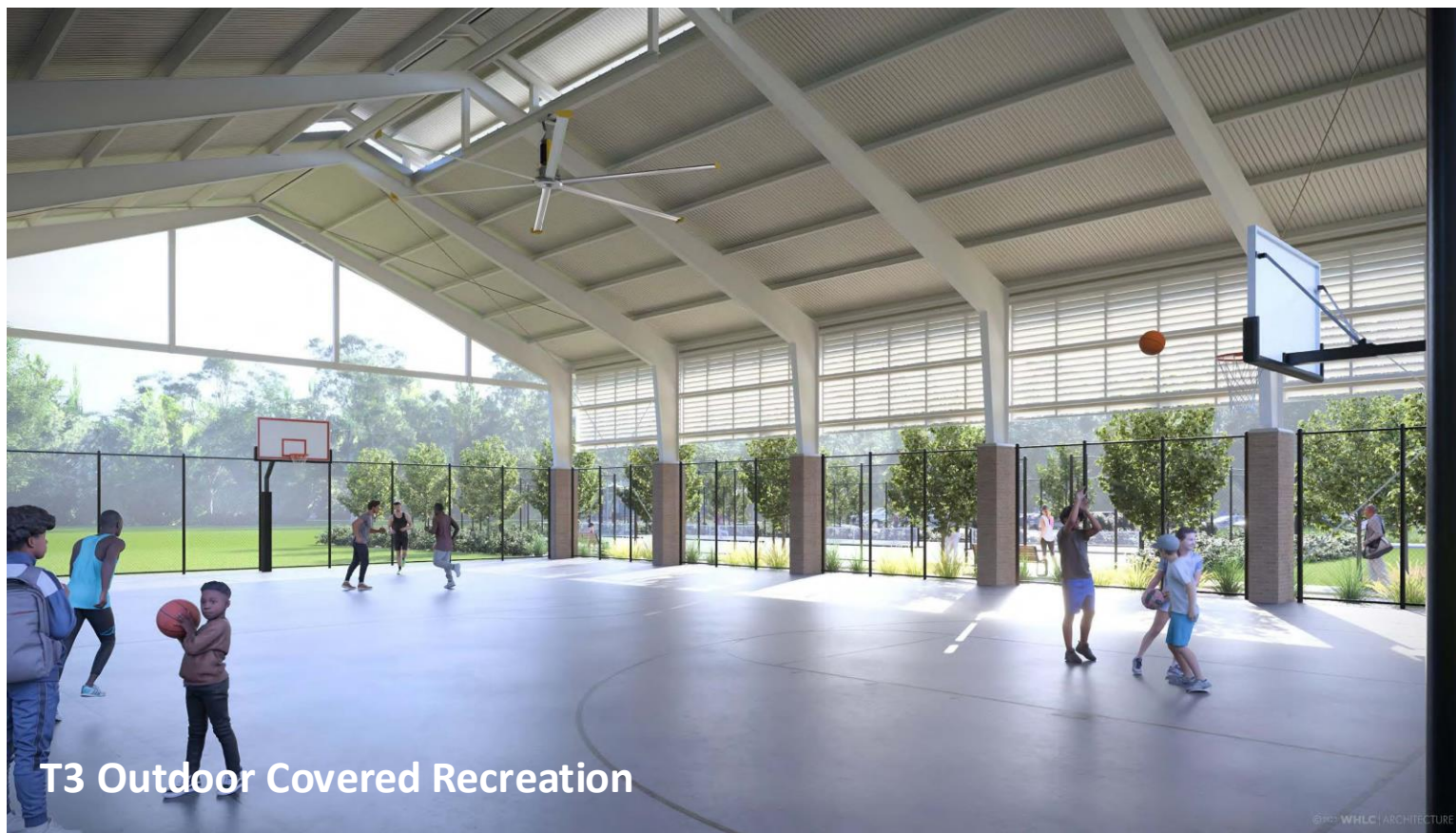
Dist. 7



T3 Exterior Approach



T3 Exterior Restroom



T3 Outdoor Covered Recreation



T3 Outdoor Covered Recreation & Multi-Use Programming

Nairn Existing Conditions: Community Meeting and Program Space

Dist. 7



Nairn Repurpose: Proposed Tier 2

Community Program Space + Optional Outdoor Covered Courts

Dist. 7



T2 Interior



T2 Exterior



T2 Outdoor Covered Recreation & Multi-Use Programming

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COMMUNITY MEETING



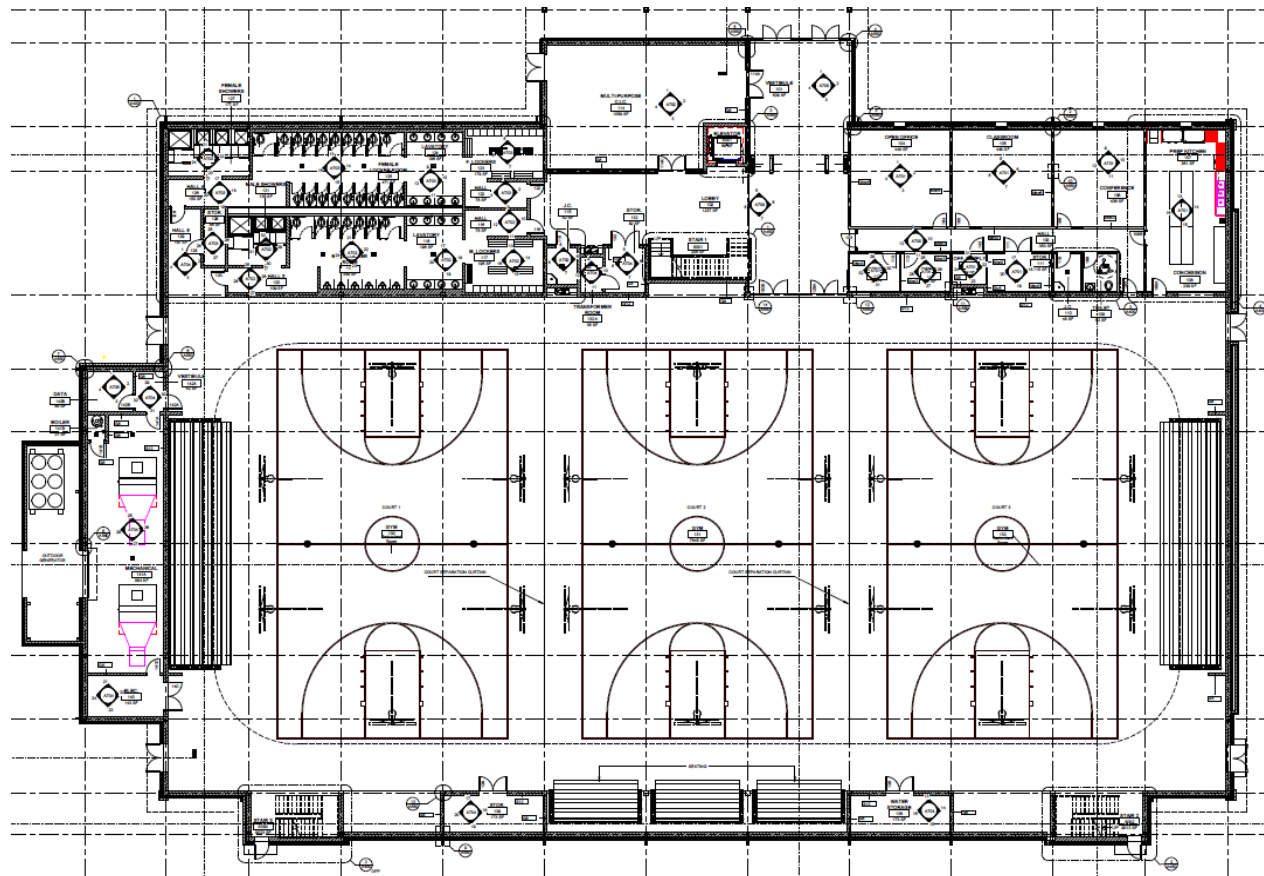
District 10 Recreation Center Transition Plan



Memorial Hwy Saferoom

Community Program Space + Multi-Courts

Dist. 10



Sports Academy Existing Conditions:

HVAC Gym + Community Meeting and Program Space



Dist. 10



North 14th Street Existing Conditions

Boxing Facility

Dist. 10



Kernan Ave Park Existing Conditions:

Gym

Dist. 10



Kernan Ave Park Proposed Tier 1: Gym + Community Meeting and Program Space

Dist. 10



T1 Exterior



T1 Interior - Gym



T1 Entry



T1 Outdoor Covered Recreation & Multi-Use Programming

Kerr Warren Existing Conditions:

Gym + Community Meeting and Program Space

Dist. 10



Kerr Warren Park Proposed Tier 3:

Outdoor Covered and/or Uncovered Courts + New Restrooms

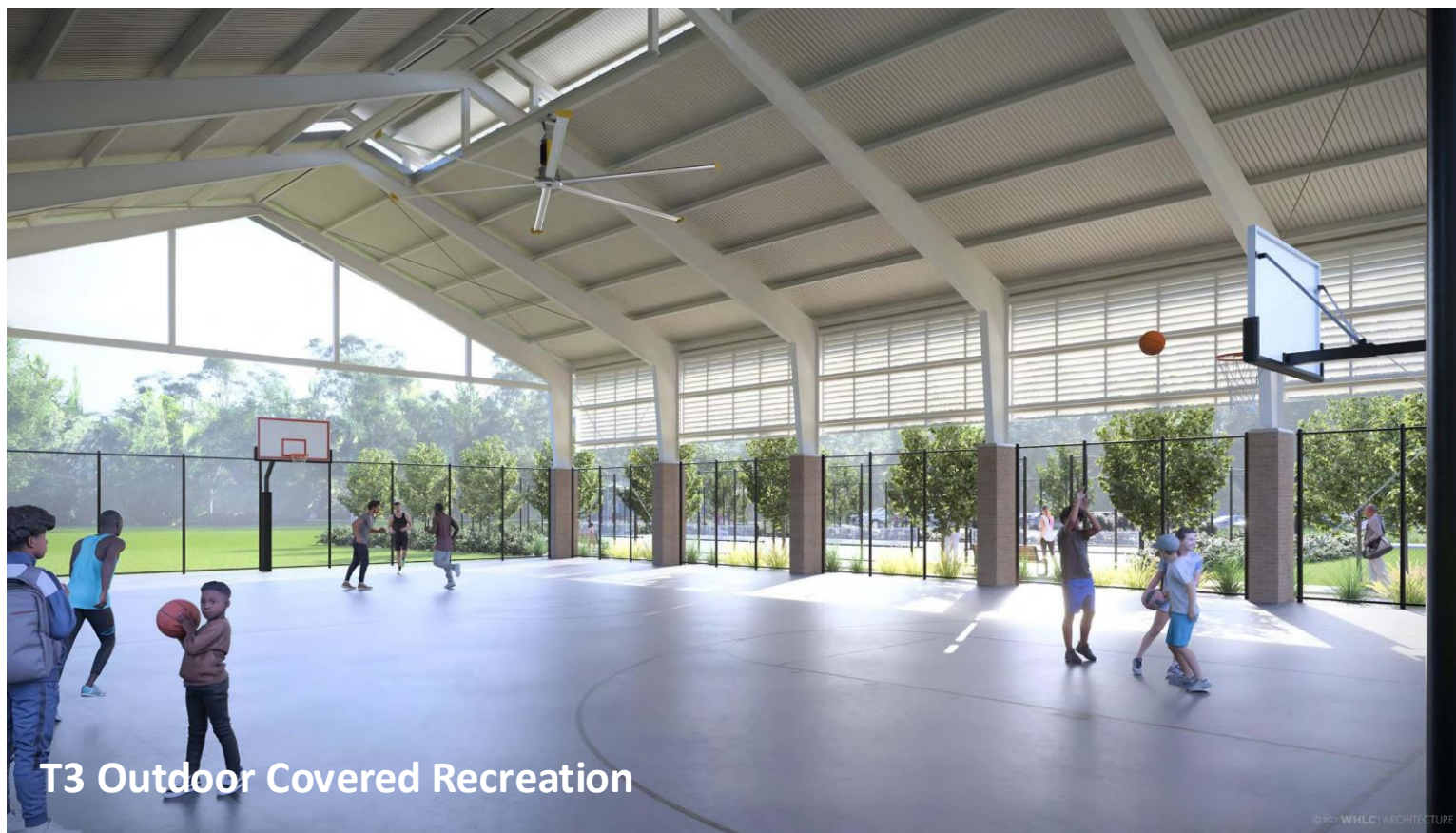
Dist. 10



T3 Exterior Approach



T3 Exterior Restroom



T3 Outdoor Covered Recreation



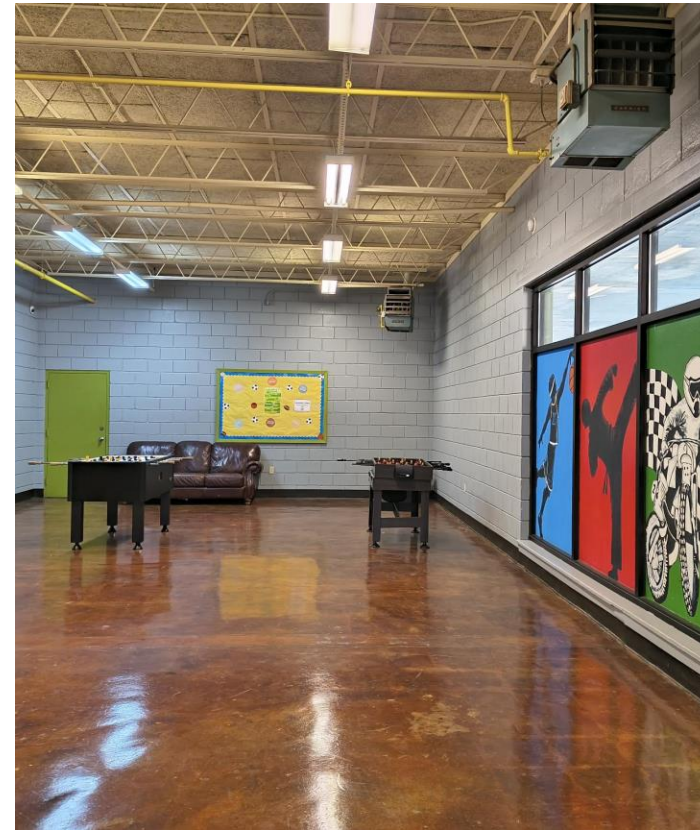
T3 Outdoor Covered Recreation & Multi-Use Programming

Expressway Park Existing Conditions:

Gym + Community Meeting and Program Space



Dist. 10



Expressway Park Proposed Tier 1: Gym + Community Meeting and Program Space

Dist. 10



Tier 1 Exterior



Tier 1 Interior - Gym



Tier 1 Entry



Tier 1 Outdoor Covered Recreation & Multi-Use Programming

Alaska Street Park Existing Conditions:

Gym + Community Meeting and Program Space

Dist. 10



Alaska Street Park Proposed Tier 3:

Outdoor Covered and/or Uncovered Courts + New Restrooms



T3 Exterior Approach



T3 Exterior Restroom



T3 Outdoor Covered Recreation



T3 Outdoor Covered Recreation & Multi-Use Programming

City-Brooks Community Park: New Tier 2 Recreation Center

Community Program Space + Pool



Dist. 10



Tier 2 Interior



Tier 2 Exterior



Tier 2 Entry



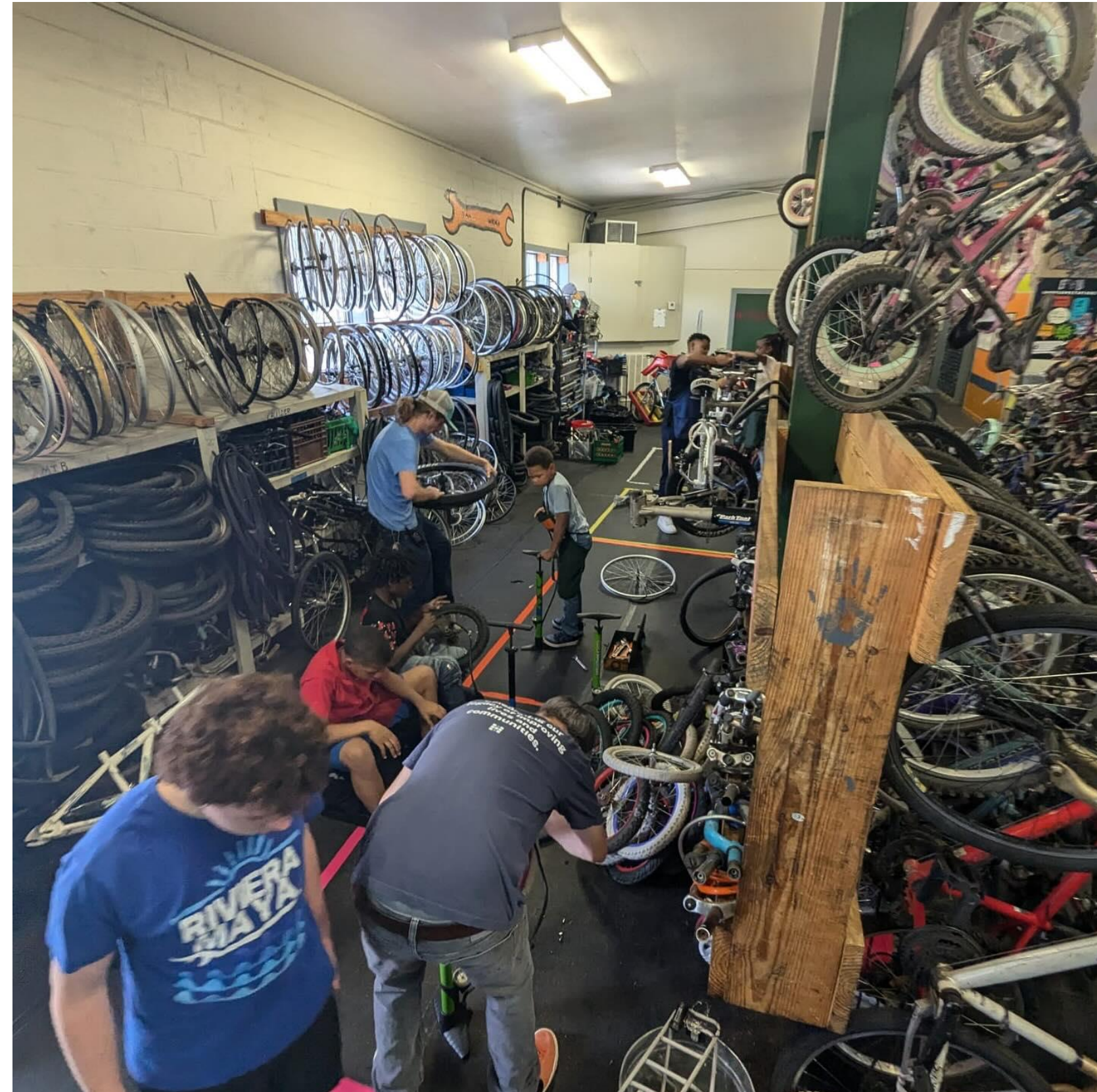
Tier 2 Outdoor Covered Recreation & Multi-Use Programming

Terrace Street Existing Conditions:

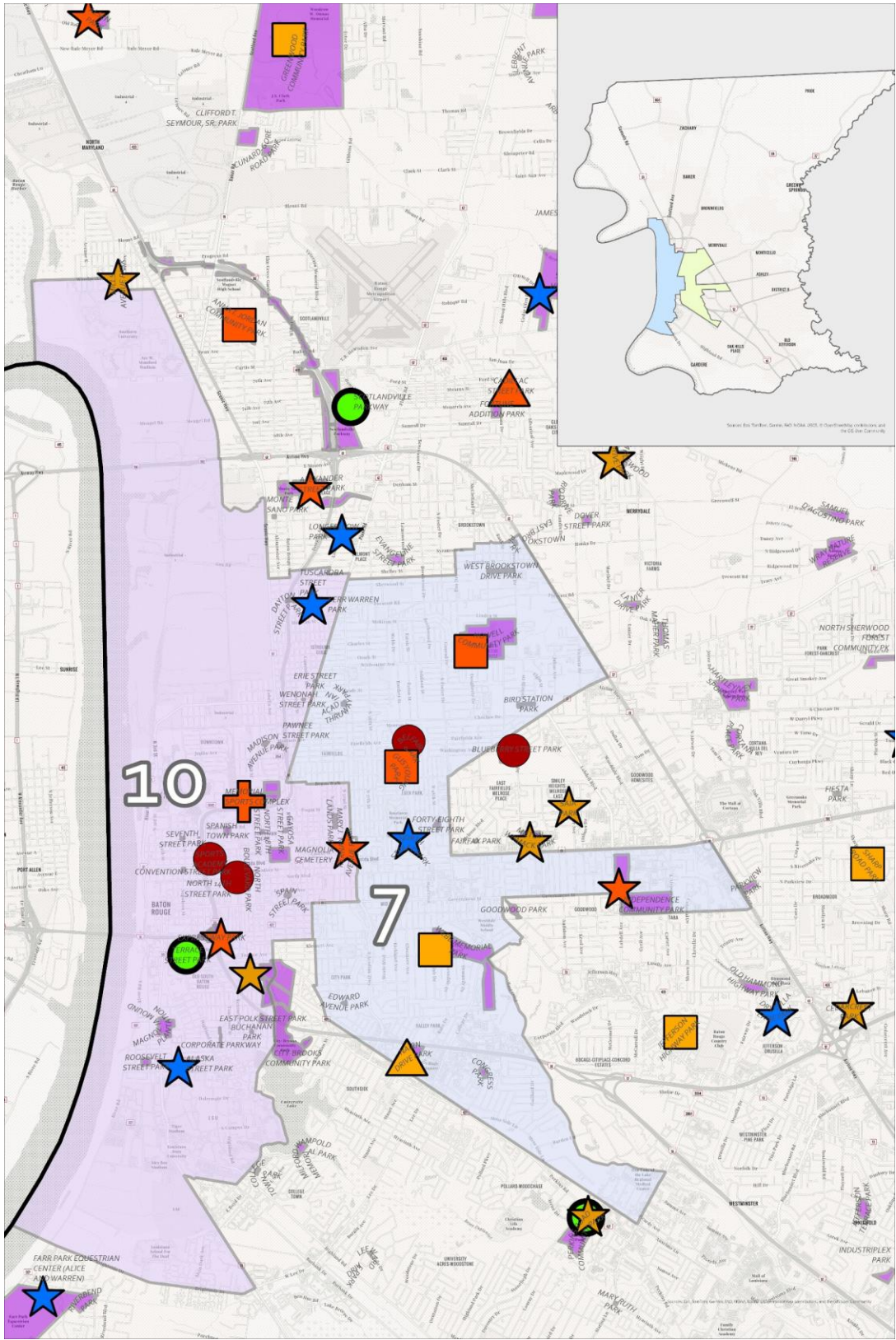
Partner Facility



Dist. 10



RECREATION CENTER PLAN 2.0



BREC Proposed Rec. Center Tiers

- Demolish
- Ex. Tier 1
- Ex. Tier 2
- Ex. Tier 3
- + New Safe Room
- Obsolete
- Partnership
- ★ Tier 1
- ★ Tier 2
- ★ Tier 3
- ▲ Tier 1 (Transitional)
- ▲ Tier 2 (Transitional)

BREC Parks

- BREC Parks



REC. CENTER TRANSITION PLAN

Next Steps

- The transition to better recreation centers will be gradual.
- Final confirmation of recreation center tiers via community and stakeholder feedback
- Implement the transition plan through 2034 as per IYP3





REC. CENTER TRANSITION PLAN

Discussion and Q&A

- Discussion
- Q&A

