



DDD DOWNTOWN EAST TROLLEY TOUR

June 13, 2017



A Passion for Progress



1. CITY HALL PLAZA

The plans for City Hall Plaza call for the removal of underutilized and harsh existing hardscapes in the plaza, replacing them with a large green lawn and shade trees. The redesign will provide better circulation throughout the City Hall and River Center Campuses and allow the Crest stage to be used from both sides.



2. RIVER CENTER LIBRARY

The \$19 million modern library is under construction to become a 45,000 square-foot space containing more technology and conveniences that cater to the surrounding community. It was designed by Washer Hill Lipcomb Cabaniss Architecture and Schwartz/Silver Architects.



3. LOUISIANA CONNECTOR

The Louisiana Connector Project proposes to connect the Downtown Greenway to the proposed Government Street bicycle lanes and pedestrian sidewalks, connecting thousands of citizens from Mid-City and several other surrounding inner city neighborhoods to the Downtown Development District.



4. TEMPLE RESIDENTIAL DEVELOPMENT

Located on Louisiana Avenue, Colis Temple, Jr. is renovating an existing house into a residential complex.



5. LINCOLN HOTEL

Hotel Lincoln was booming during the segregation period in Baton Rouge. It was located near a then functioning but now, long demolished, train station. The hotel also had a lunch room where, rumor has it, many famous performers like Ella Fitzgerald, Duke Ellington and Louis Armstrong enjoyed a meal.



6. ELECTRIC DEPOT

The Electric Depot plans for the old Entergy site include converting three buildings into retail, office, and loft apartment space. Weinstein Nelson, developers for the site, also want to include housing around the buildings and plan for a link to a potential train station commuter line from Baton Rouge to New Orleans.

DDD DOWNTOWN EAST TROLLEY TOUR

June 13, 2017



A Passion for Progress



7. DNA WORKSHOP

Local architect Dyke Nelson formed DNA Workshop in 2012, DNA began renovations to the warehouse building on the building near Government and 14th Street. Approximately \$700,000 was invested in the new headquarters to provide a catalyst for positive growth in the area.



8. 14TH STREET WAREHOUSE

Dyke Nelson recently renovated the warehouse building nearby the DNA Workshop Building. The mixed use, flexible space totals 30,000 square feet and approximately 15,000 square feet is available for lease. The warehouse is also conveniently located near the future Electric Depot development.



9. FORTE & TABLADA

Forte & Tablada announced in the spring of 2016 their plans to relocate to the bustling downtown area. The engineering and surveying firm purchased the vacant lot with plans to develop a 25,000 - 30,000 square foot office space. The project is currently in the development phase.



10. ARKEL CONSTRUCTORS

In 2016, Arkel Constructors renovated the entire 1000 block of Florida Street, primarily including cosmetic upgrades. Arkel's headquarters are located with the 16,000 square foot building, as well as the Division of Administrative Law, an independent agency in the Department of Civil Service.



11. PROVIDENCE ENGINEERING

Providence Engineering was formed in 2000 and is a multidisciplinary engineering and environmental services firm with offices in Louisiana and Texas. Located on Main Street, the engineering offices were recently renovated and have functioned as a catalytic development within the Downtown East area.



12. DOWNTOWN DUPLICATING

Downtown Duplicating is a full-service commercial printing company, offering the highest quality digital and offset printing. Located on Main Street, the company was renovated in 2014/2015 with a budget of \$36,000. The business is thriving and the owners are considering further improvements/renovations in the future.



13. CORONA APARTMENTS

The Corona is a historic rehabilitation project that converted the first Baton Rouge Olinde Furniture store into a residential development containing 37 units. The \$7.7 million, 33,000 square-foot property is listed on the National Register of Historic Places and was developed by Gulf Coast Housing Partnership.



14. DEVILLE APARTMENTS

The Deville Apartments received a recent \$2.5 million renovation. Collis Temple, Jr., owner and contractor, engaged Dyke Nelson as the architect for the renovations to the 30 apartment development. The original building was built in 1956 by A.C. Lewis and features an large glass paneled facade.

DDD DOWNTOWN EAST TROLLEY TOUR

June 13, 2017



A Passion for Progress



15. LOUISIANA MUNICIPAL ASSOCIATION

The Louisiana Municipal Association is a statewide member organization that advocates for all municipalities and 2 parishes, to strengthen community development. The three story building is located adjacent to Interstate I-110 and the Historic Spanish Town neighborhood.



16. ELYSIAN I & II

The Elysian I, completed in 2013 at a total of \$15.5 million, is a residential development comprised of 100 mixed-income units and developed by Gulf Coast Housing Partnership. The Elysian II will also contain 100 residential units at a cost of \$17.2 million and is expected to begin construction soon.



17. SPANISH TOWN ROAD PARK

In 2016, BREC renovated Spanish Town Road Park to include playground equipment, picnic tables, barbecue grills, benches, trash receptacles, and bike racks. The existing basketball court was refurbished and a new pavilion was also added. BREC is also pursuing an expanded Sports Academy adjacent to the park.



18. SCOTT SCHOOL APARTMENTS

Gulf Coast Housing Partnership purchased the Scott Street Elementary School in 2007 and rehabilitated the building into an adaptive reuse of the existing school, as well as new construction of an adjacent structure. The new structure includes 60 residential units. The project investment totaled \$8.5 million.



19. MEMORIAL STADIUM

Memorial Stadium, a 44.5 acre BREC facility, is adjacent to Interstate 110 and near and LA DOTD. The stadium is the northern terminus of the Downtown Greenway and is also located near Spanish Town Road, potentially reconfigured in the future to accommodate bicycles and pedestrians.



20. MANDA FINE MEATS

Located in the heart of the Industrial park in the northeast quadrant of downtown, the Manda Brothers founded the local meat packaging company and focused on hard work, quality products, and strong community relationships. The meats feature a combination of Cajun and Sicilian flavors.



21. BR SHRIMP CO.

BR Shrimp Co. is a brand-new, state of the art production plant with capacity to process over 40,000 lbs. of product per day. Centrally located near the I-10, I-12, and I-110 corridor, the 50,000 sq. ft. facility is completely refrigerated and has the capacity to store 3 million pounds of product.



22. GLAZER'S DISTRIBUTORS

Located on Sorrel Avenue, the distribution company is known as Southern Glazer's Wine and Spirits. The company supplies an unparalleled selection of world-class wines and spirits has a territory spanning 44 U.S. markets, the District of Columbia, Canada, and the Caribbean.