



# City-Brooks Park & Lakes Vision Plan

April 22, 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. Review and Adoption of Prior Meeting Minutes

- A. Resolved, That the reading of the minutes of the City-Brooks Park Master Plan + Lakes Vision Special Committee Meeting of March 13, 2026, be dispensed with, and that they be approved as written.
- B. Resolved, That the reading of the minutes of the City-Brooks Park Master Plan + Lakes Vision Special Committee Meeting of April 1, 2026, be dispensed with, and that they be approved as written.

IV. Information Items / Presentations

**A. Stakeholder Engagement**

1. Presentation of Current Survey Results + Stakeholder Feedback
2. Discussion on any other suggested forms of Engagement

**B. City-Brooks Park Master Plan Alternatives**

1. Presentation of Current Alternatives
2. Discussion on any other suggested alternative designs

**C. Governance Recommendations**

1. Presentation of Current Recommendations
2. Discussion of Governance and Implementation Considerations

V. New Business – none

VI. Committee Member Questions

VII. Adjournment

## Overview

# Special Committee Direction

Today we are seeking direction on three key aspects of the project in order for us and BREC Staff to proceed.

1. Determine if the quantitative results captured in two surveys and the qualitative results gathered from the stakeholder discussions to date is sufficient to develop alternatives. If not, should we consider other things like a statistically valid survey or more targeted engagement?
2. Are the two current alternatives the right direction or should we develop two additional alternatives given the push back being seen from both sides? One that fully removes golf and one that keeps golf exactly the same?
3. We are making the recommendation around governance for a single conservancy to take over full management and oversight of City-Brooks Park and the Full University Lakes System. Does the Committee support this direction, and would they like us to move forward with developing the details of implementation?



# CITY BROOKS PARK MASTER PLAN

Public Survey Results and Recommended Alternative Direction

# PUBLIC SURVEY RESULTS

## Number of People that Took the Survey

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**1st Public Survey window – 1,084**

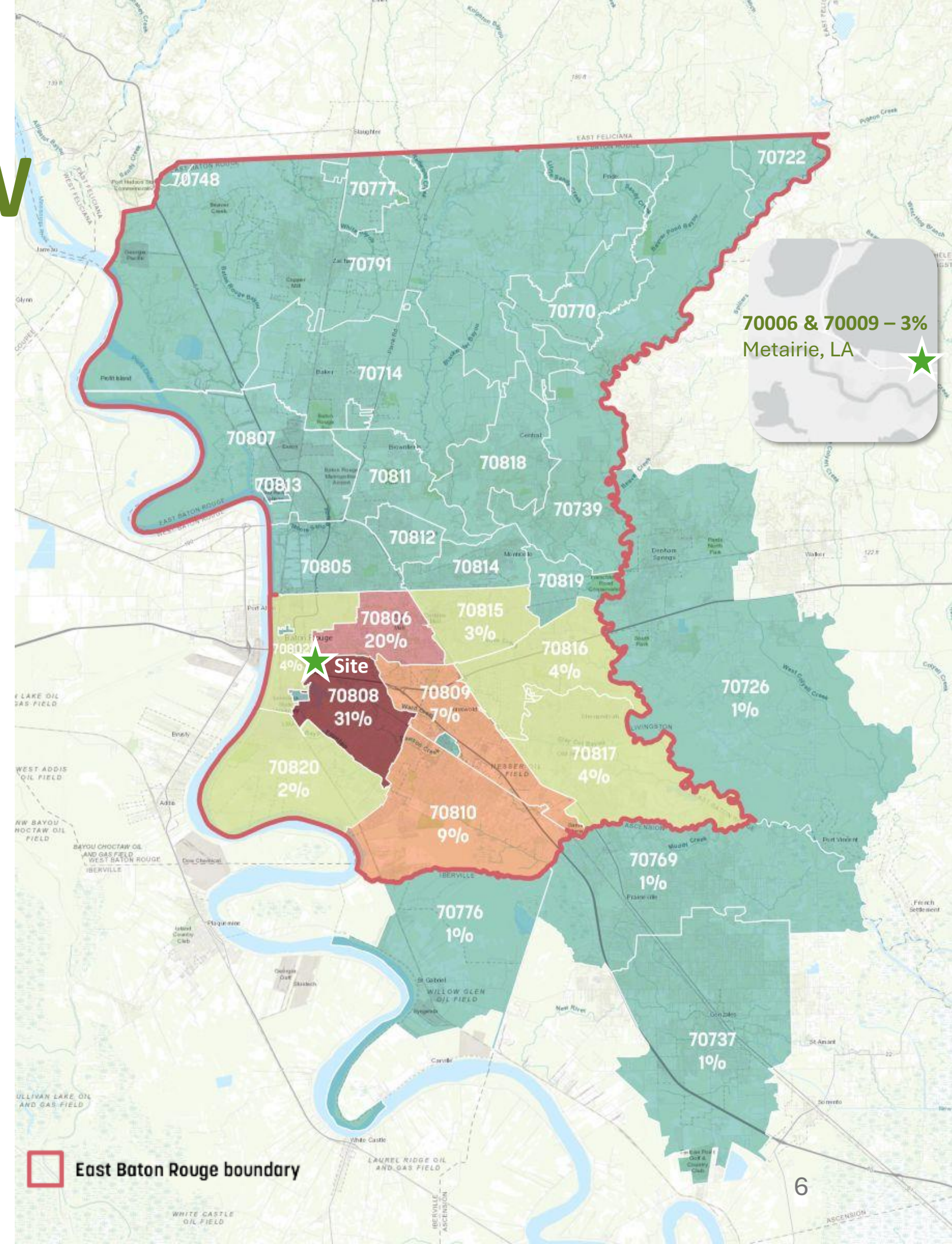
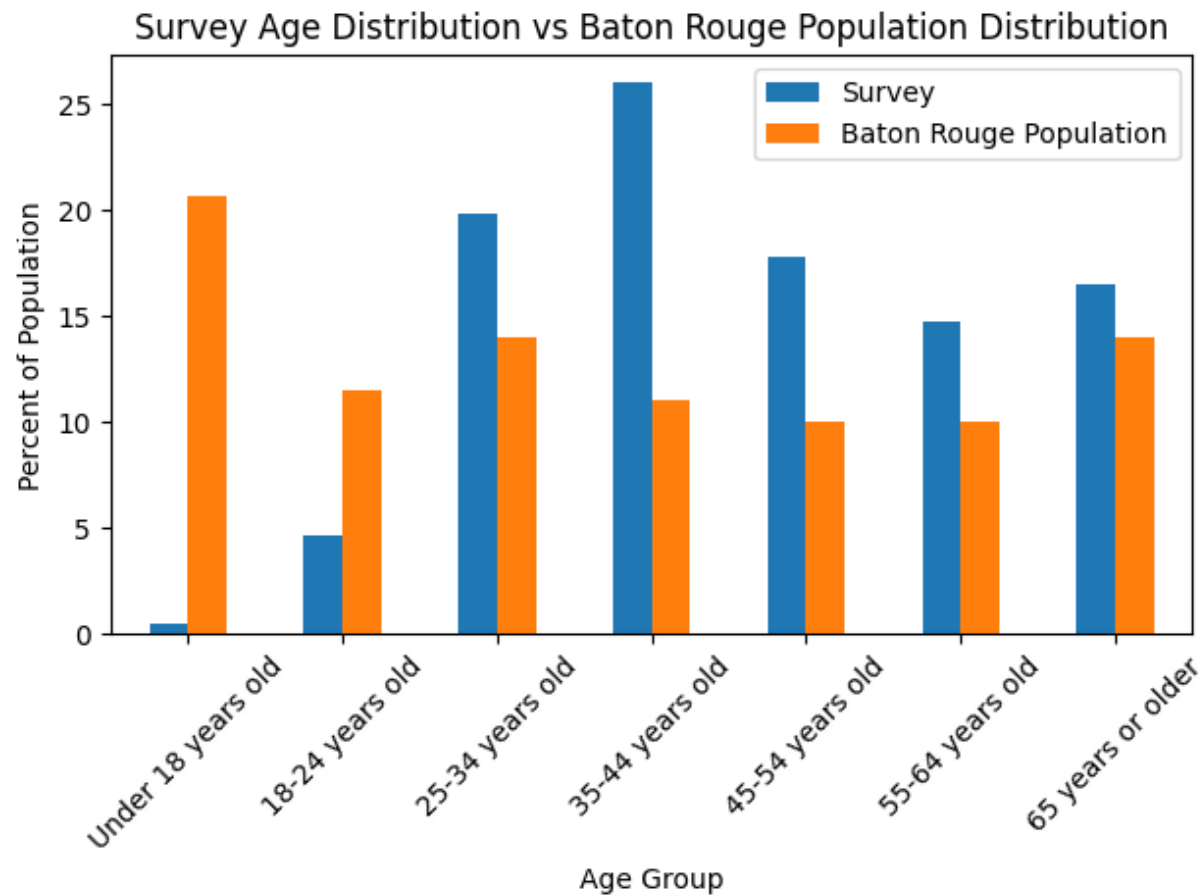
**Public Survey Extension – 2,067**

## What We Heard

# FIRST SURVEY WINDOW 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.

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

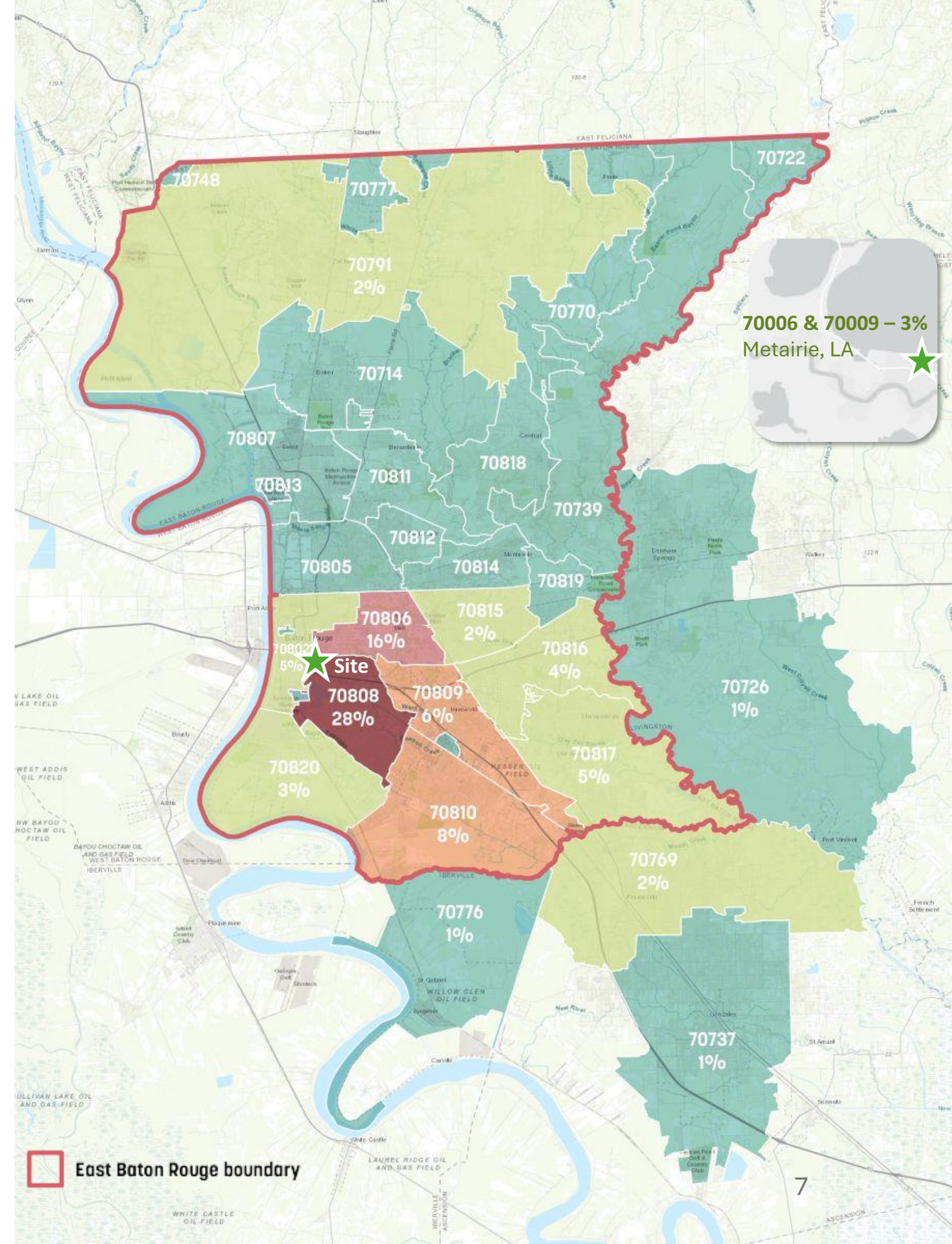
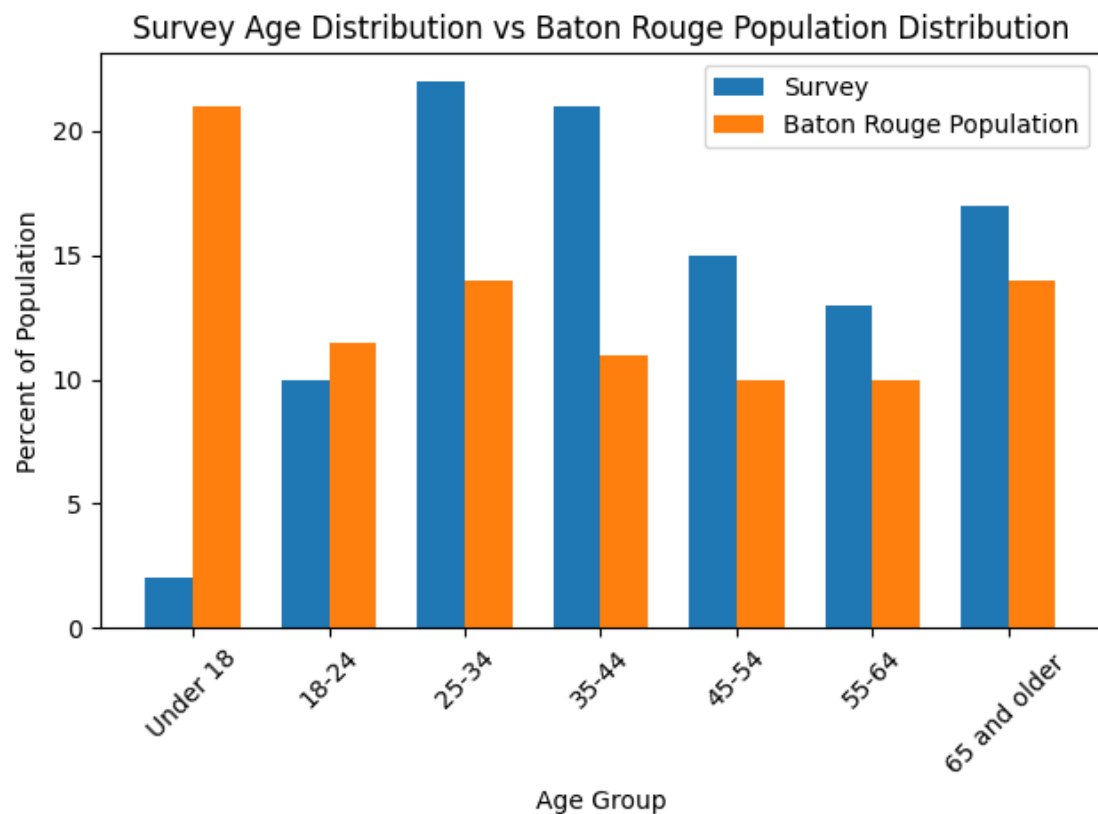


## What We Heard

# SURVEY EXTENSION DEMOGRAPHIC INFO

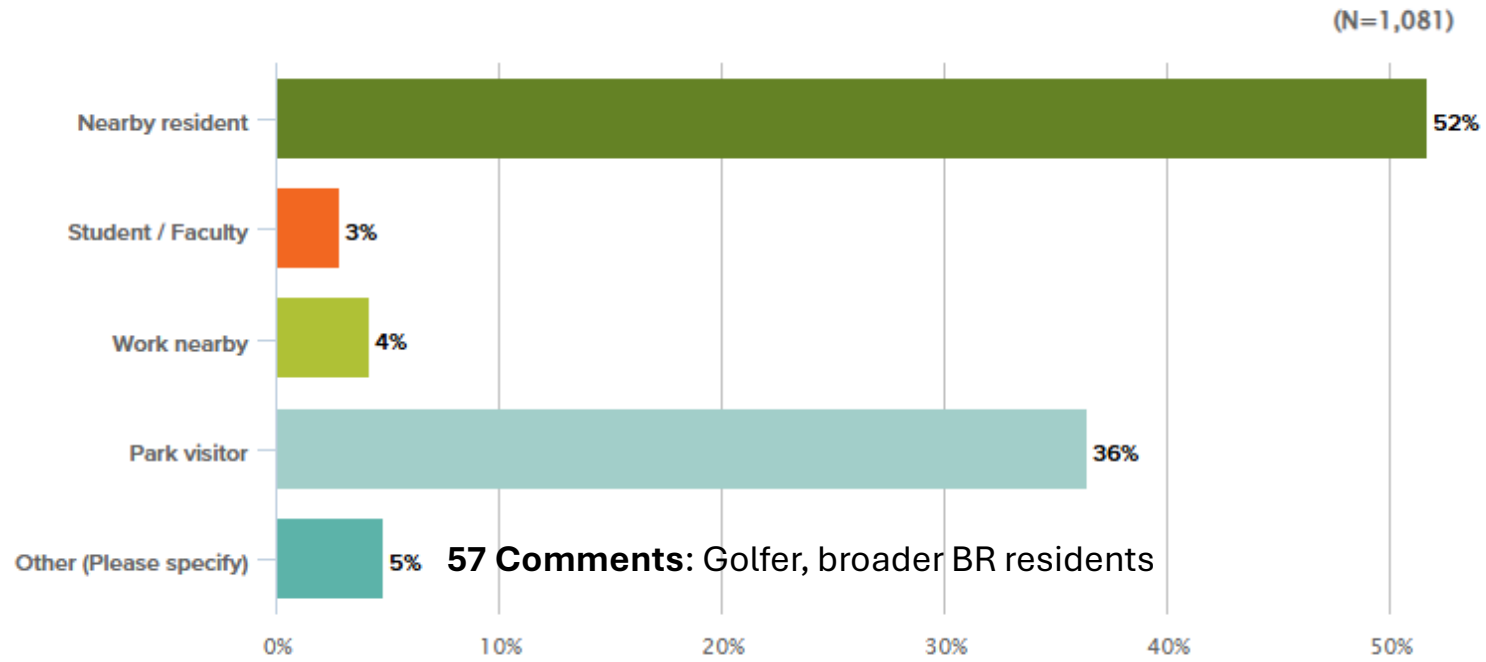
**Geographic distribution:** The east side of the site generated significantly more responses than the west side of the park. 1801 responses were from in-parish residents. 106 were from out of parish residents. This survey yielded slightly more responses from zip codes 70791 and 70769.

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

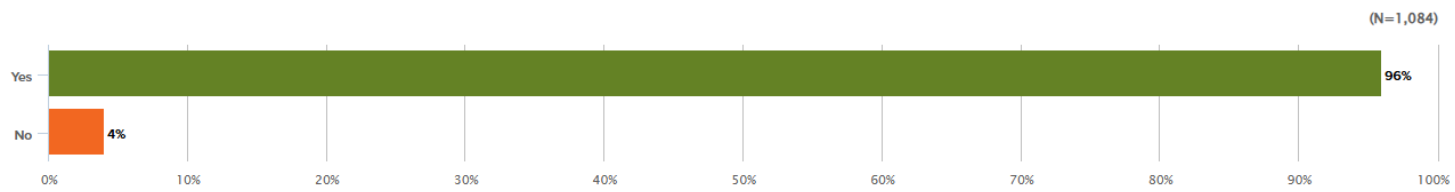


# FIRST SURVEY WINDOW

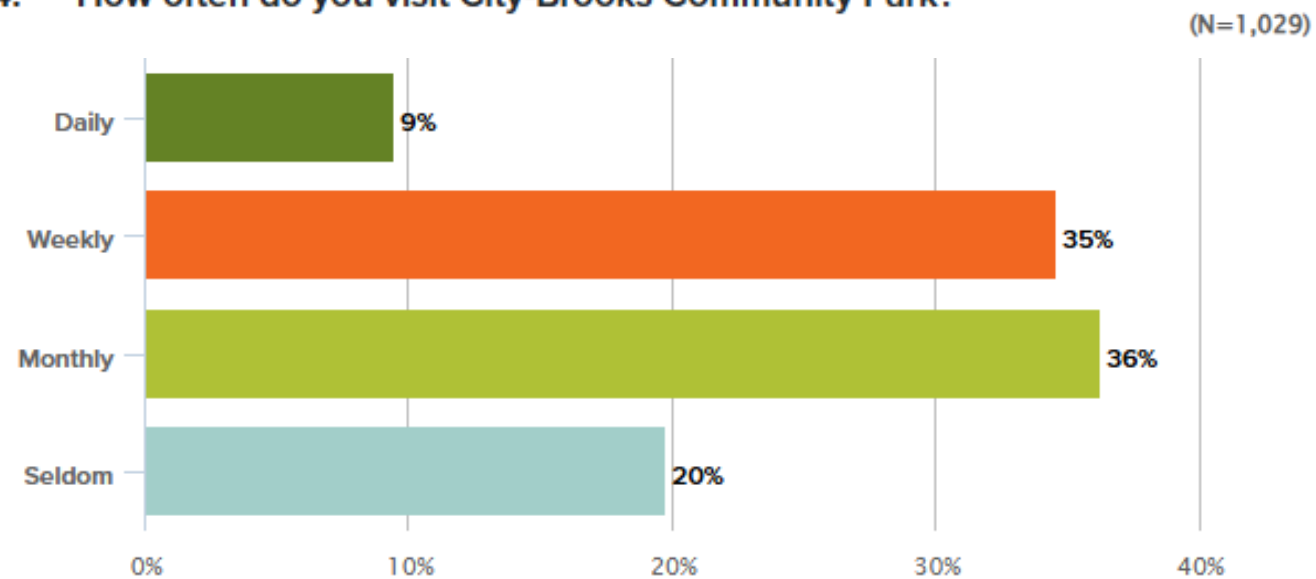
## 2. Which best describes your relationship to City-Brooks Community Park?



## 3. Have you visited City-Brooks Community Park?

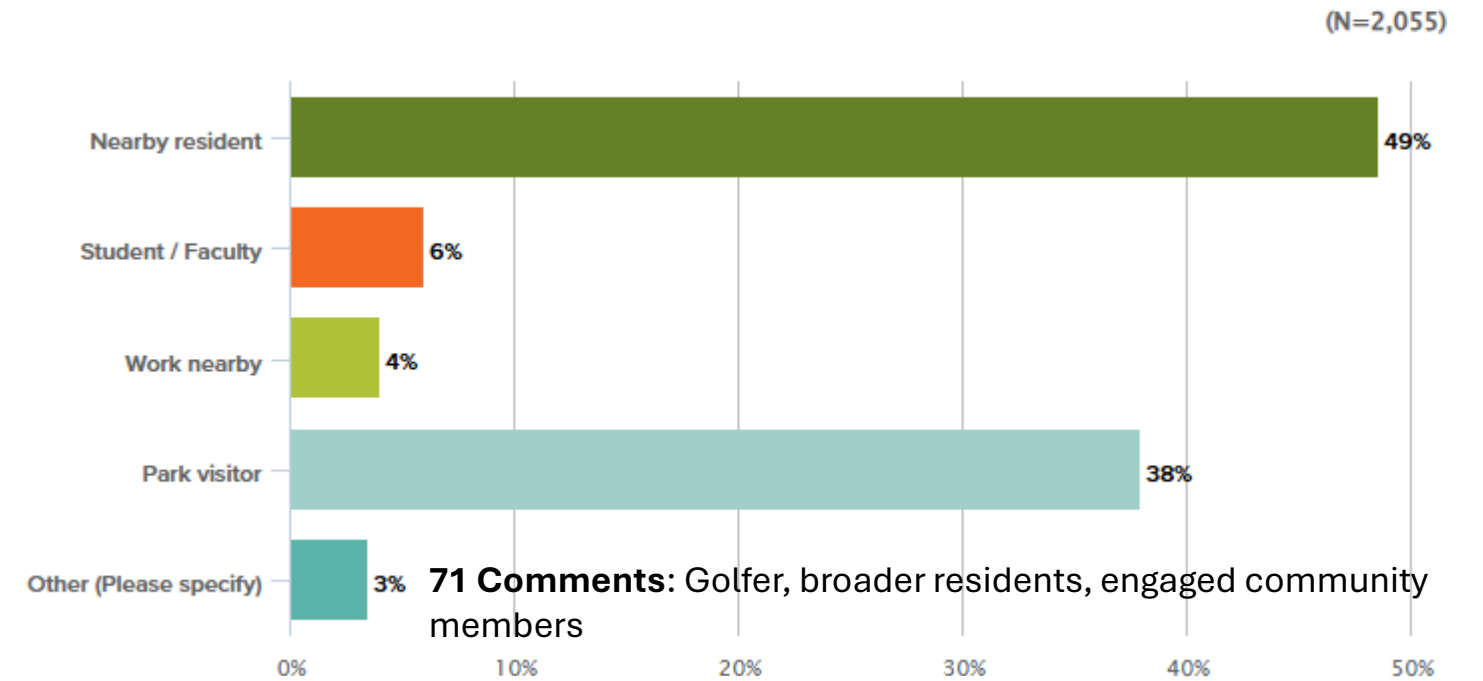


## 4. How often do you visit City-Brooks Community Park?

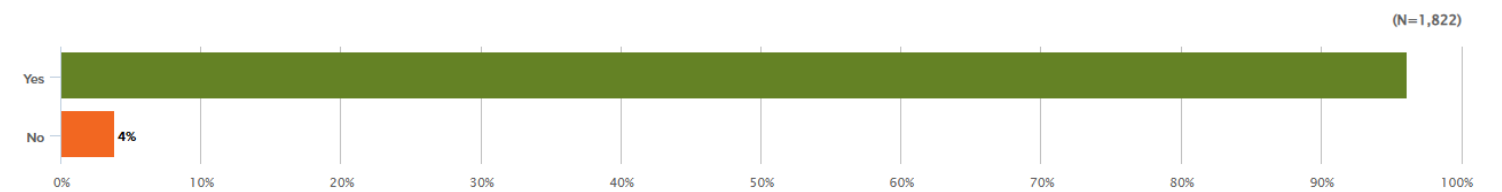


# SURVEY EXTENSION

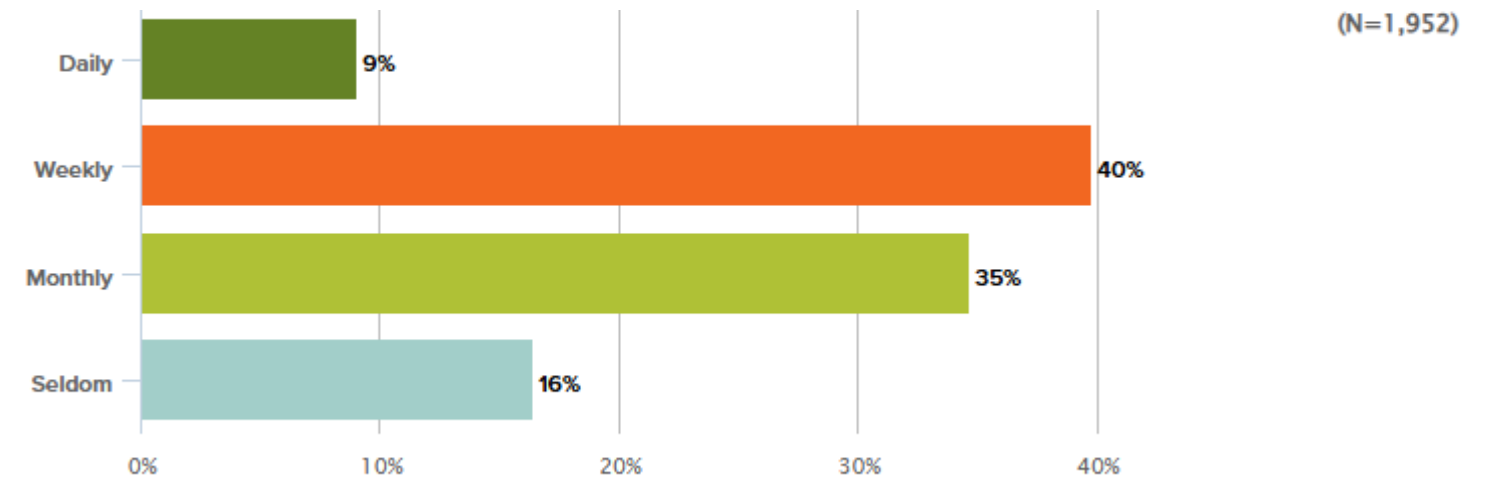
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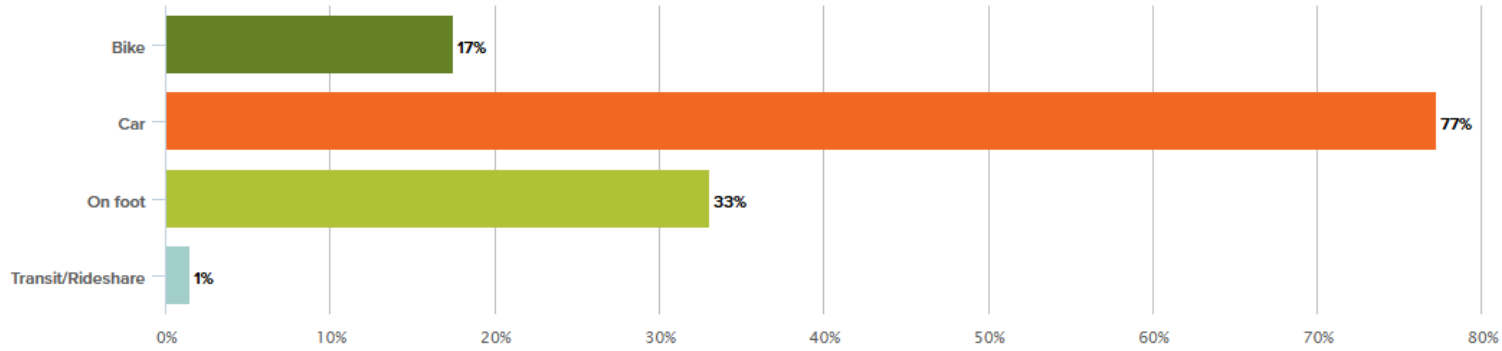
## 4. How often do you visit City-Brooks Community Park?



# FIRST SURVEY WINDOW

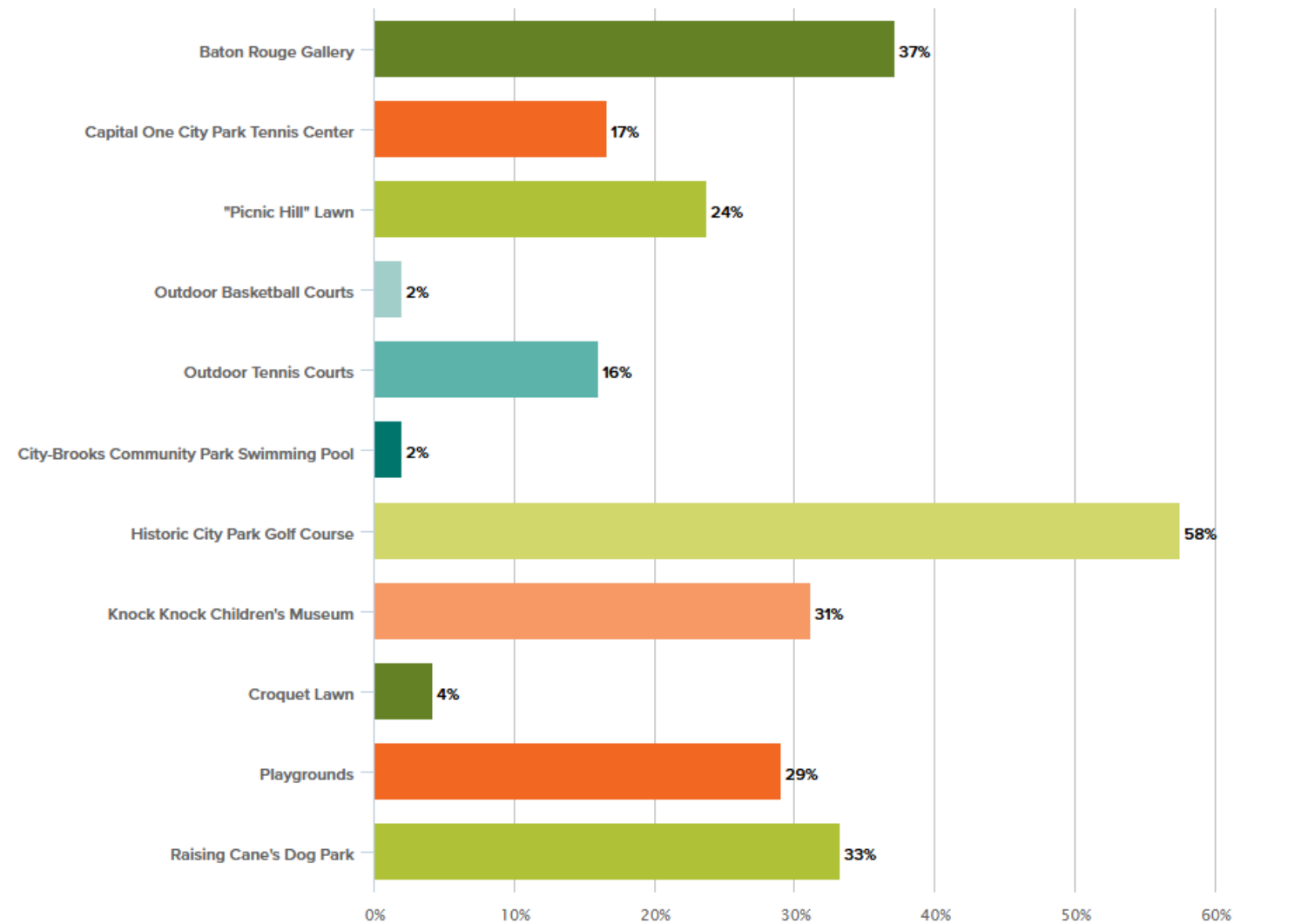
5. How do you typically arrive at the park? Select all that apply.

(N=1,035)



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

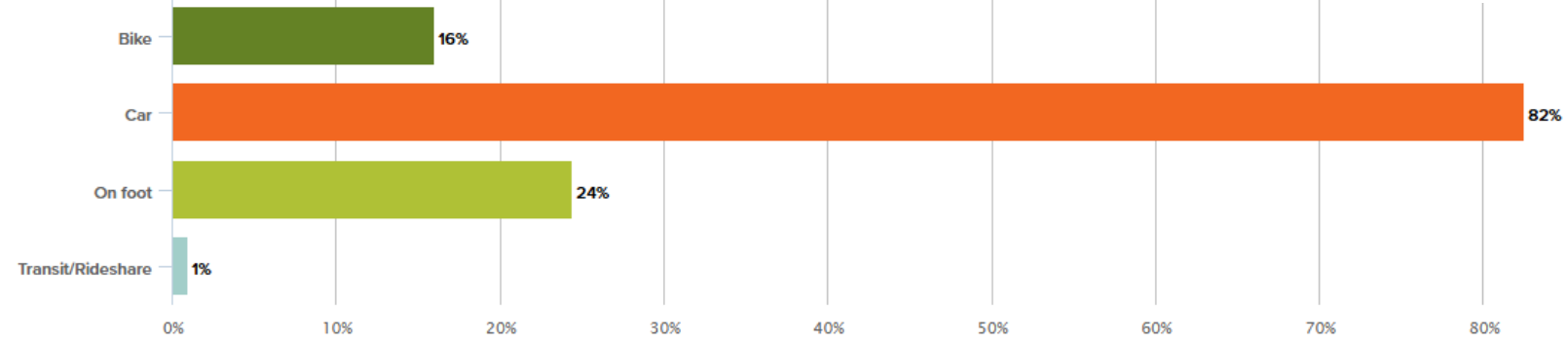
(N=993)



# SURVEY EXTENSION

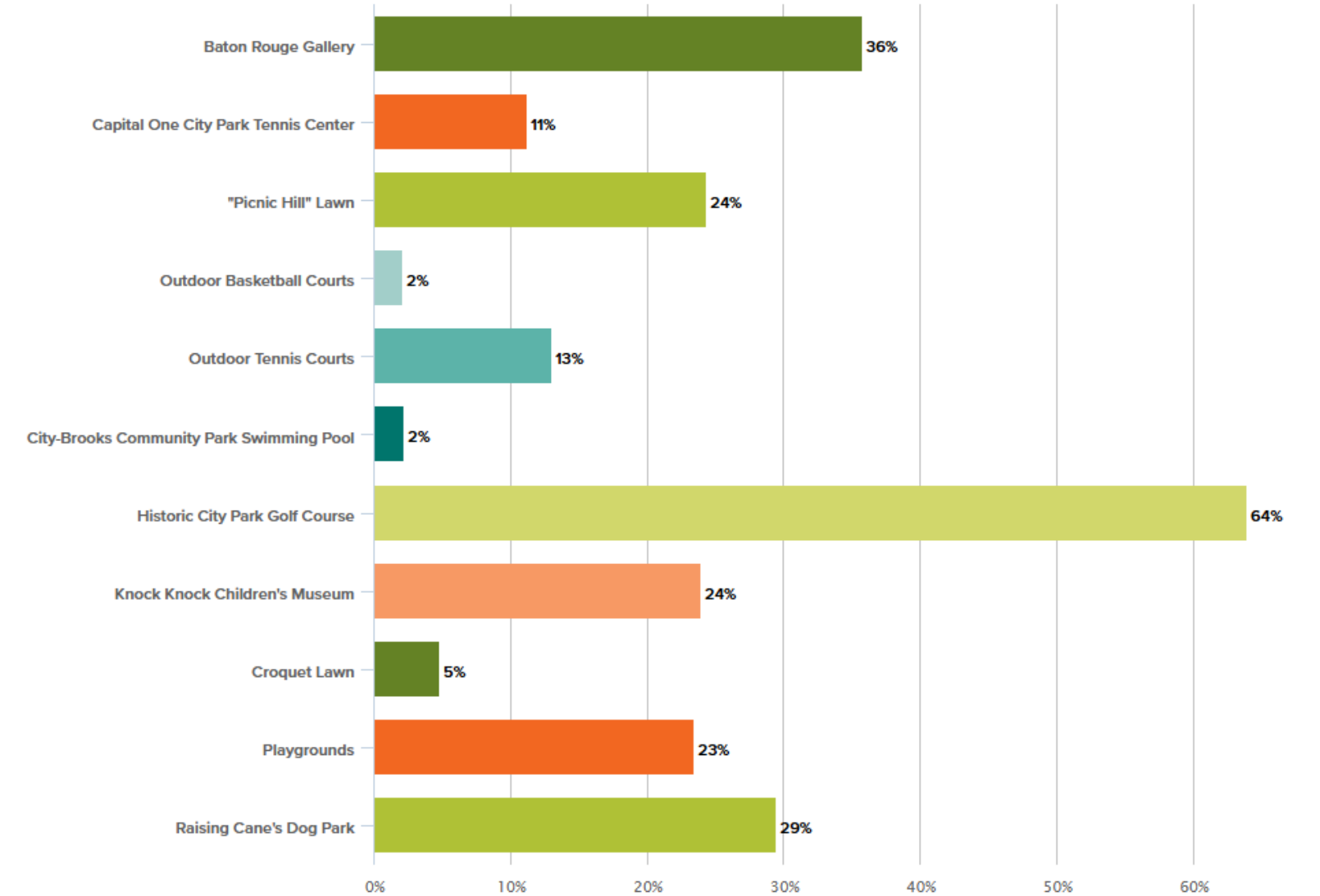
5. How do you typically arrive at the park? Select all that apply.

(N=1,955)



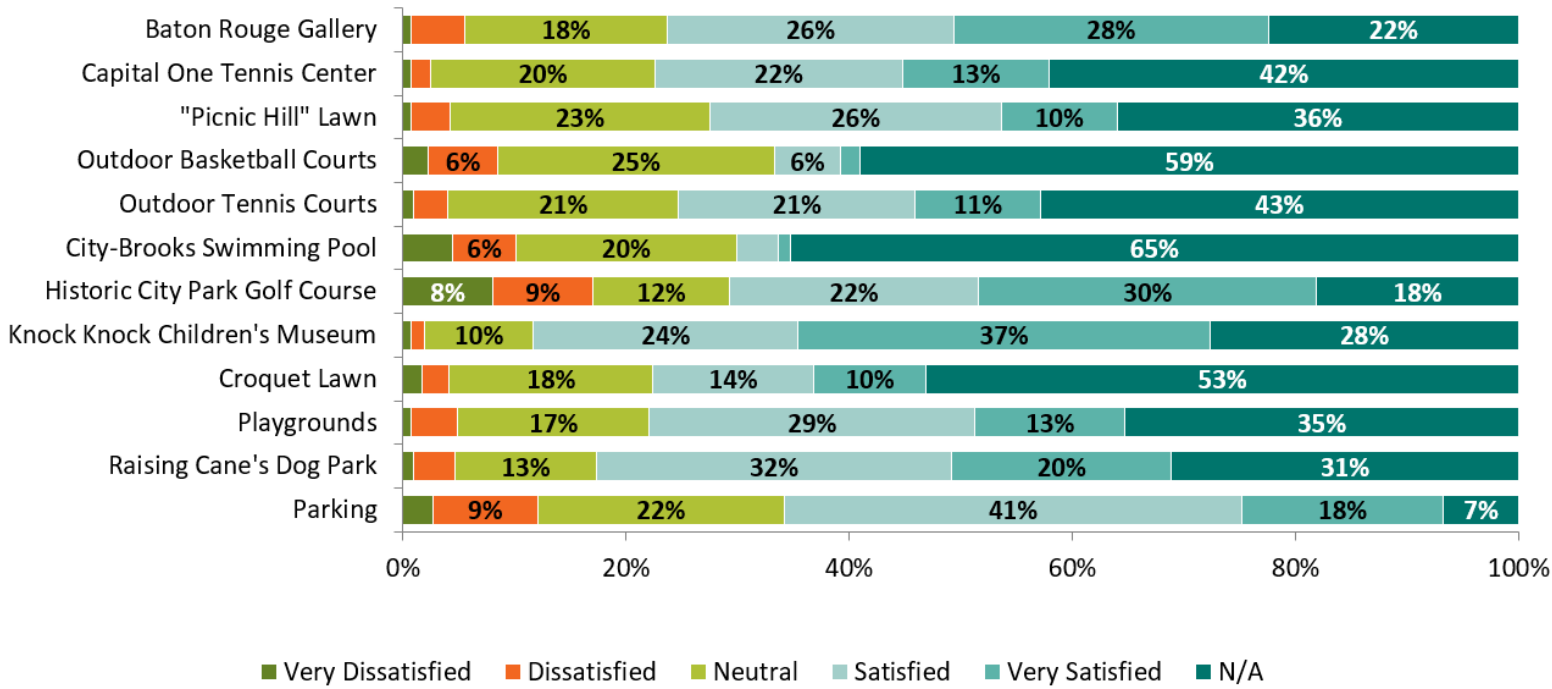
6. What brings you to City-Brooks Community Park? Select all that apply.

(N=1,937)



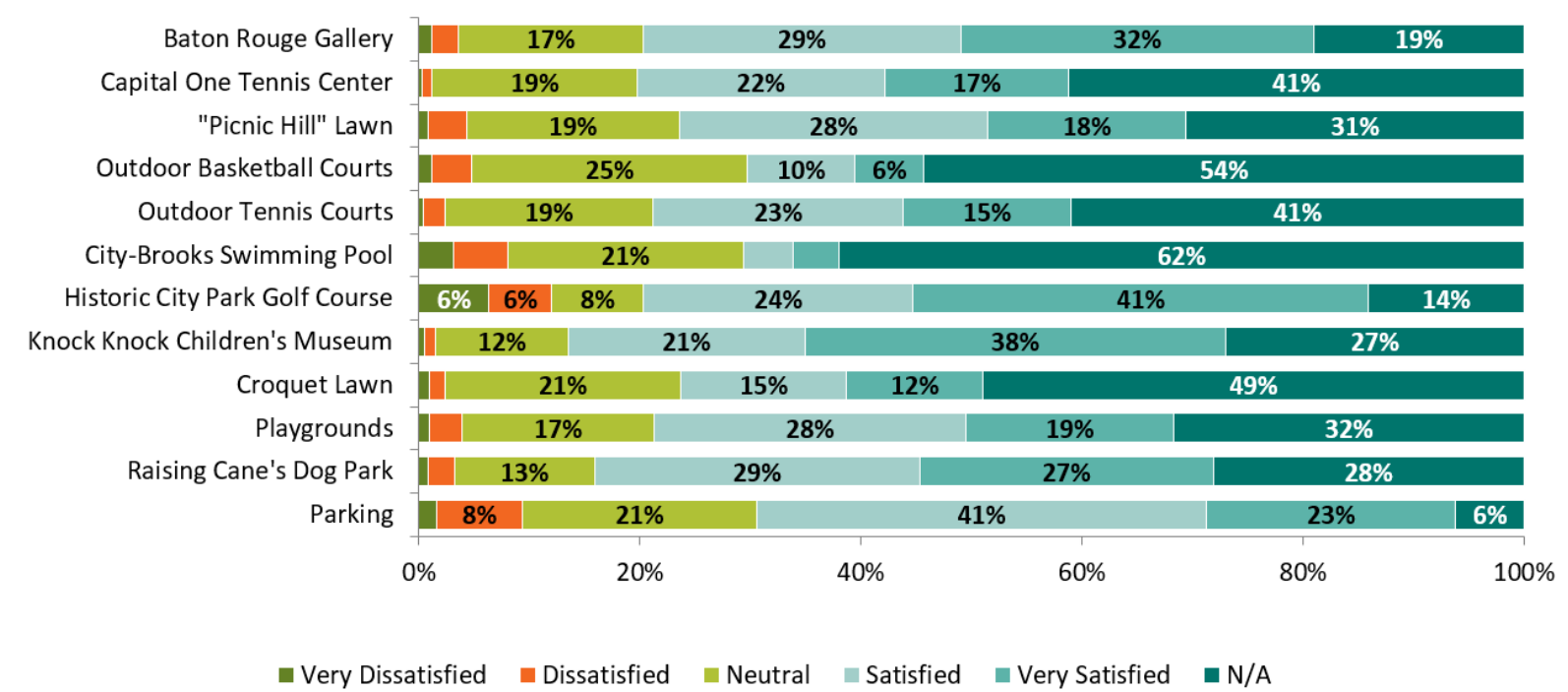
# FIRST SURVEY WINDOW

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



# SURVEY EXTENSION

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



## 8. Are there any positives or opportunities for improvement you'd like to share about these locations or activities?

all responses (599)



### Emerging themes:

- More family-friendly and everyday recreation
- Better walking, running, and biking infrastructure
- Parking, lighting, and safety improvements
- Splitting golf comments (preserve / improve / reduce / remove)
- Better lake access
- Protecting green space and landscape character

(Comments arranged from strongest/most frequent to minor/recurring themes)

## 8. Are there any positives or opportunities for improvement you'd like to share about these locations or activities?

all responses (1254)



### Emerging themes:

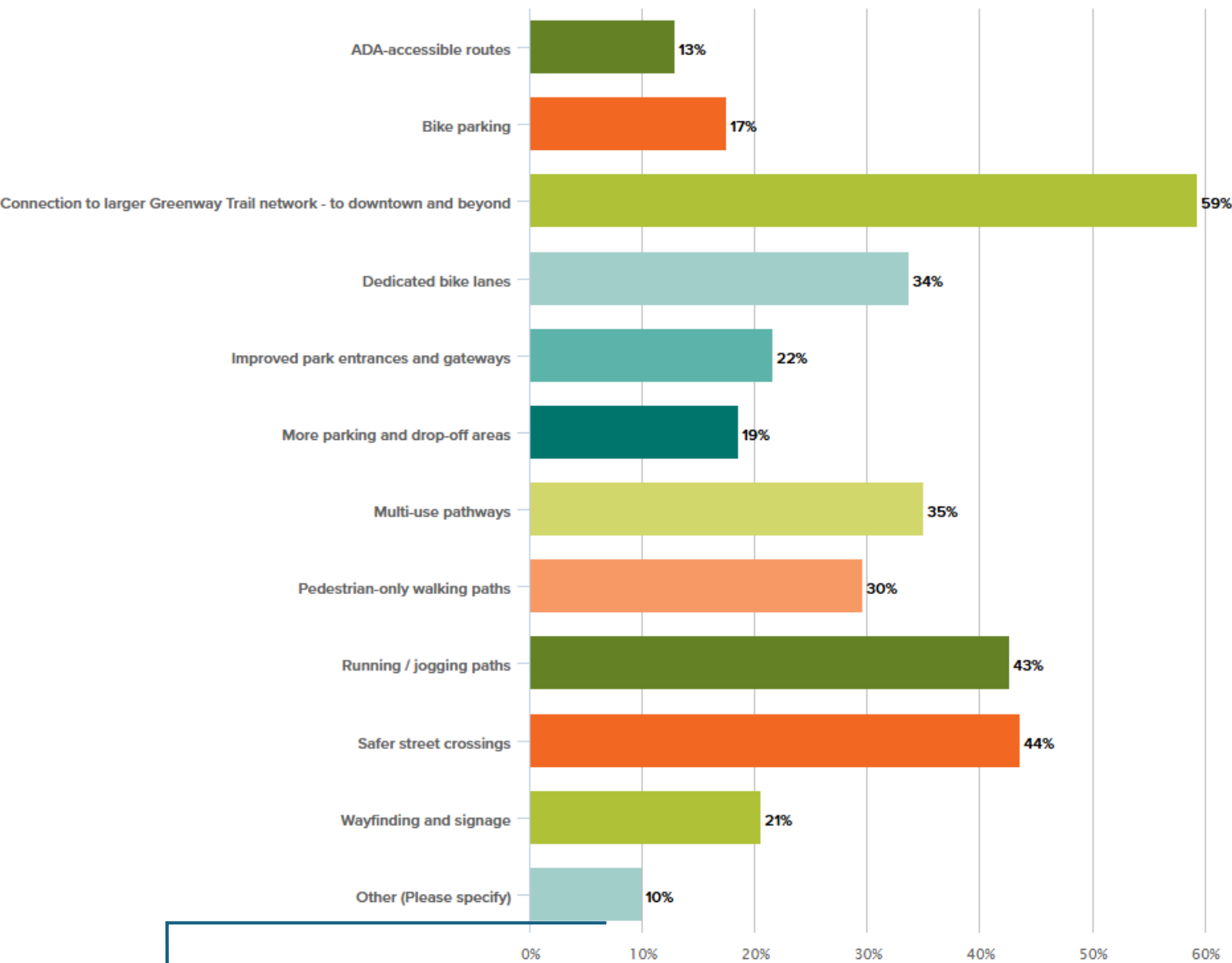
- Splitting golf comments (keep / adjust / remove)
- More family-friendly recreation
- Better walking / running access
- Better parking, lighting, and safety
- Better use of the lake
- Preserving green space and landscape character

(Comments arranged from strongest/most frequent to minor/recurring themes)

# FIRST SURVEY WINDOW

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

(N=956)



**95 Comments:**

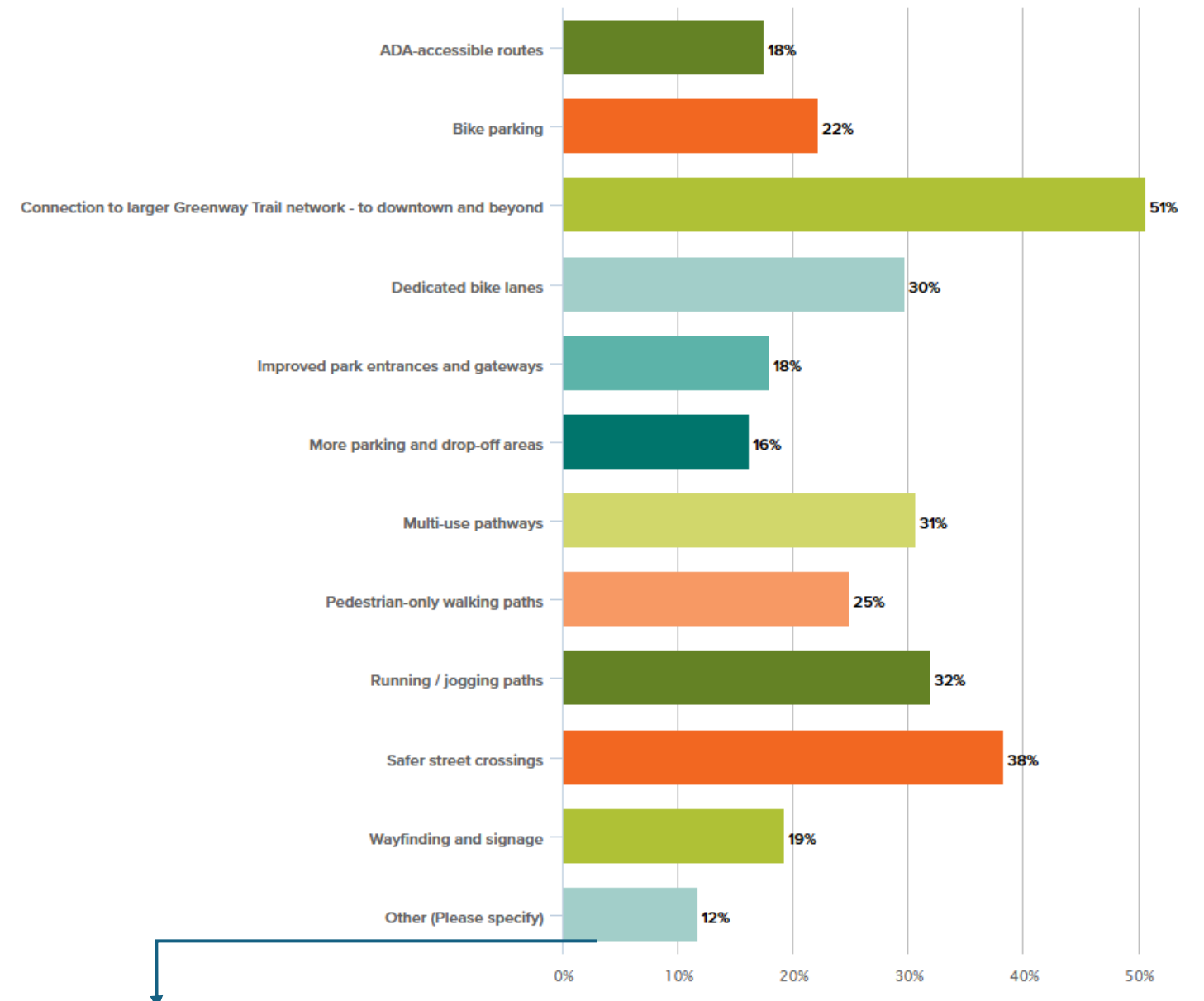
- Restoring golf, night golf, disc golf
- Safer circulation and clearer movement
- Lake access / boat access
- Family hangout space

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# SURVEY EXTENSION

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

(N=1,602)



**189 Comments:**

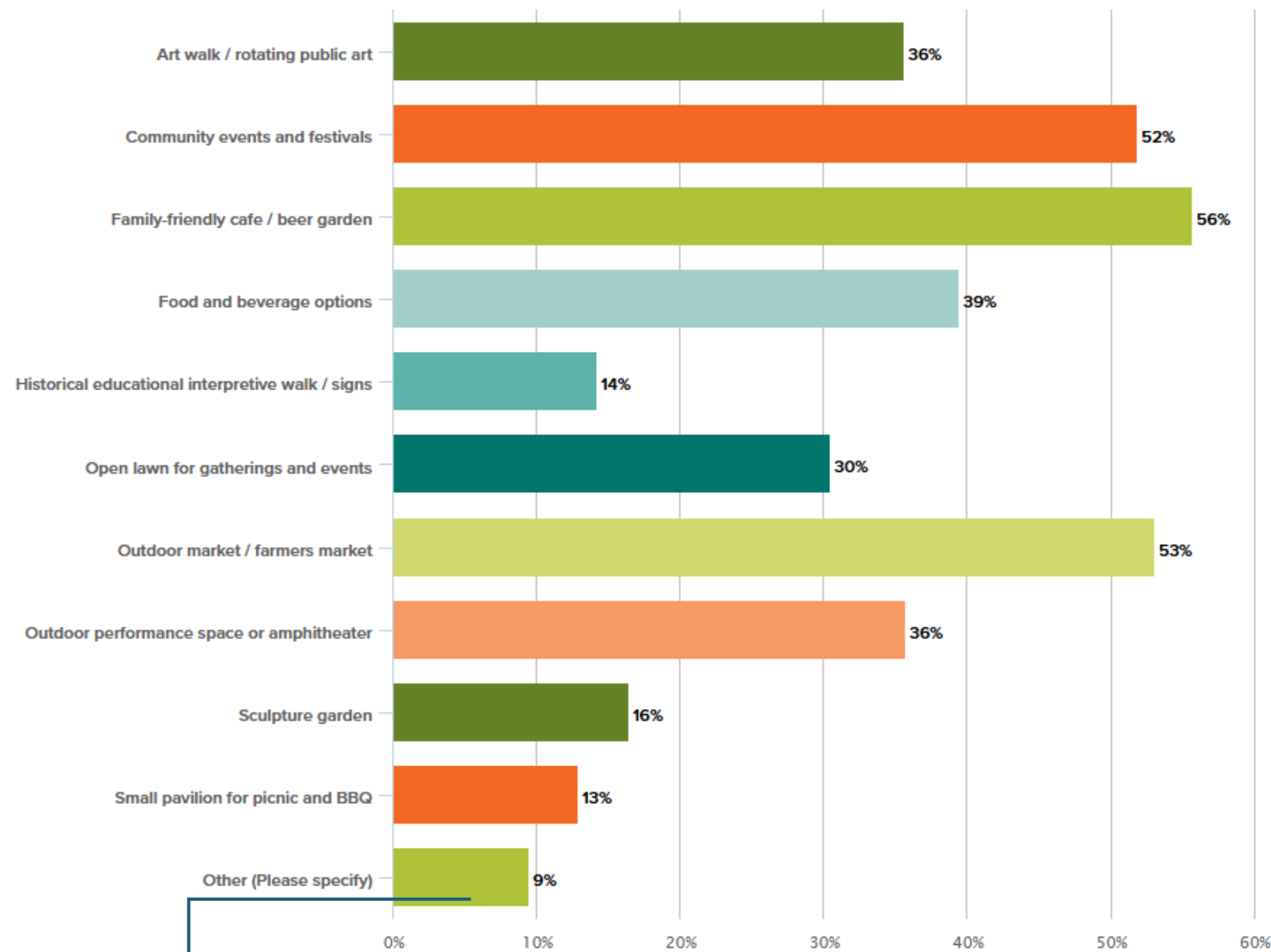
- Golf first / protection of the golf course
- Basic park upgrades instead of new programming
- Golf cart circulation improvements
- No additional connectivity programming is needed

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# FIRST SURVEY WINDOW

10. In terms of culture and community programs, what would you love to see in City-Brooks Community Park?

(N=959)



**91 Comments:**

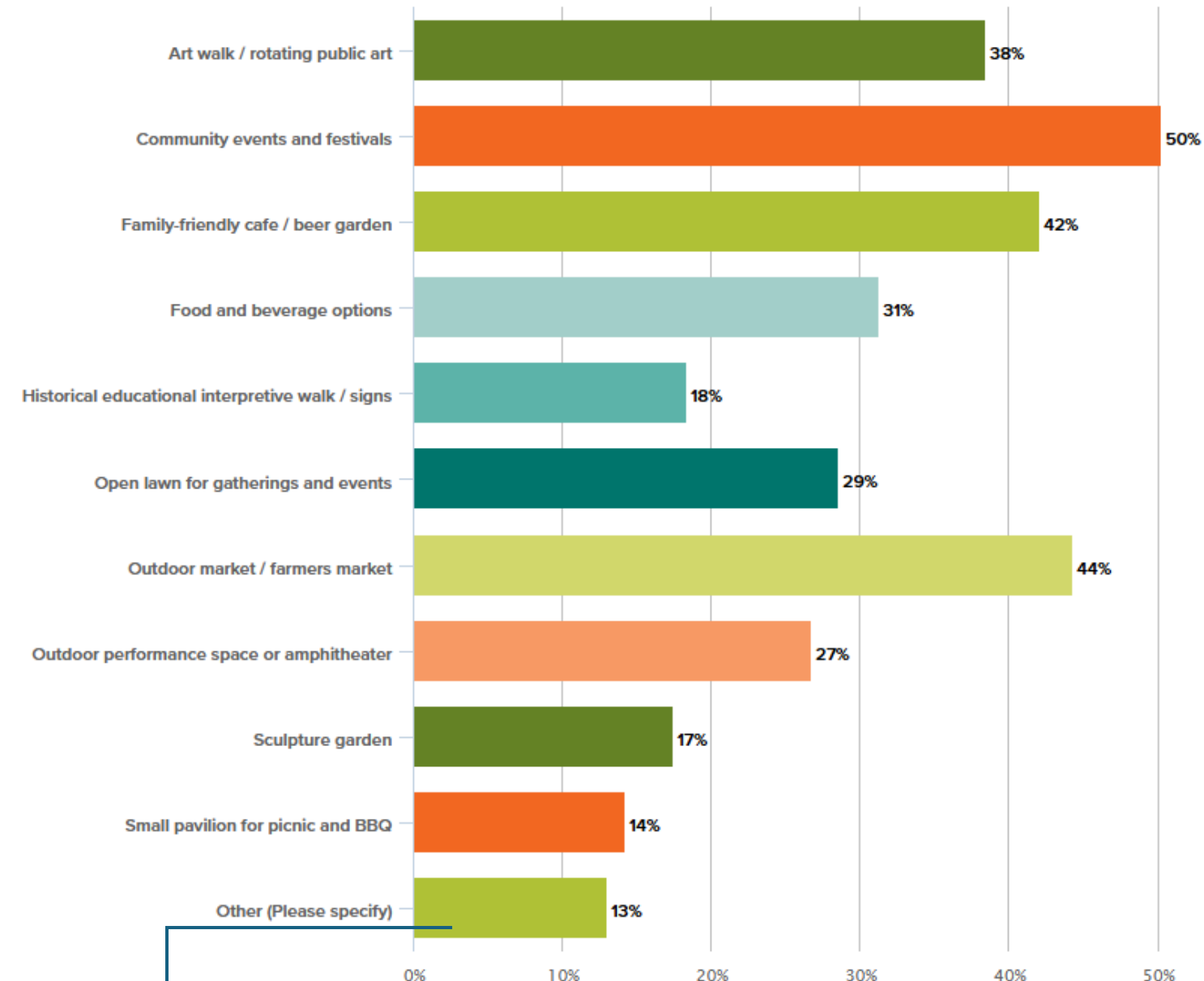
- Golf-related programming
- More gardens / landscape-based experience
- Informal food / social activity
- Arts & nature
- Markets, festivals, family-oriented community activities

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# SURVEY EXTENSION

10. In terms of culture and community programs, what would you love to see in City-Brooks Community Park?

(N=1,564)



**204 Comments:**

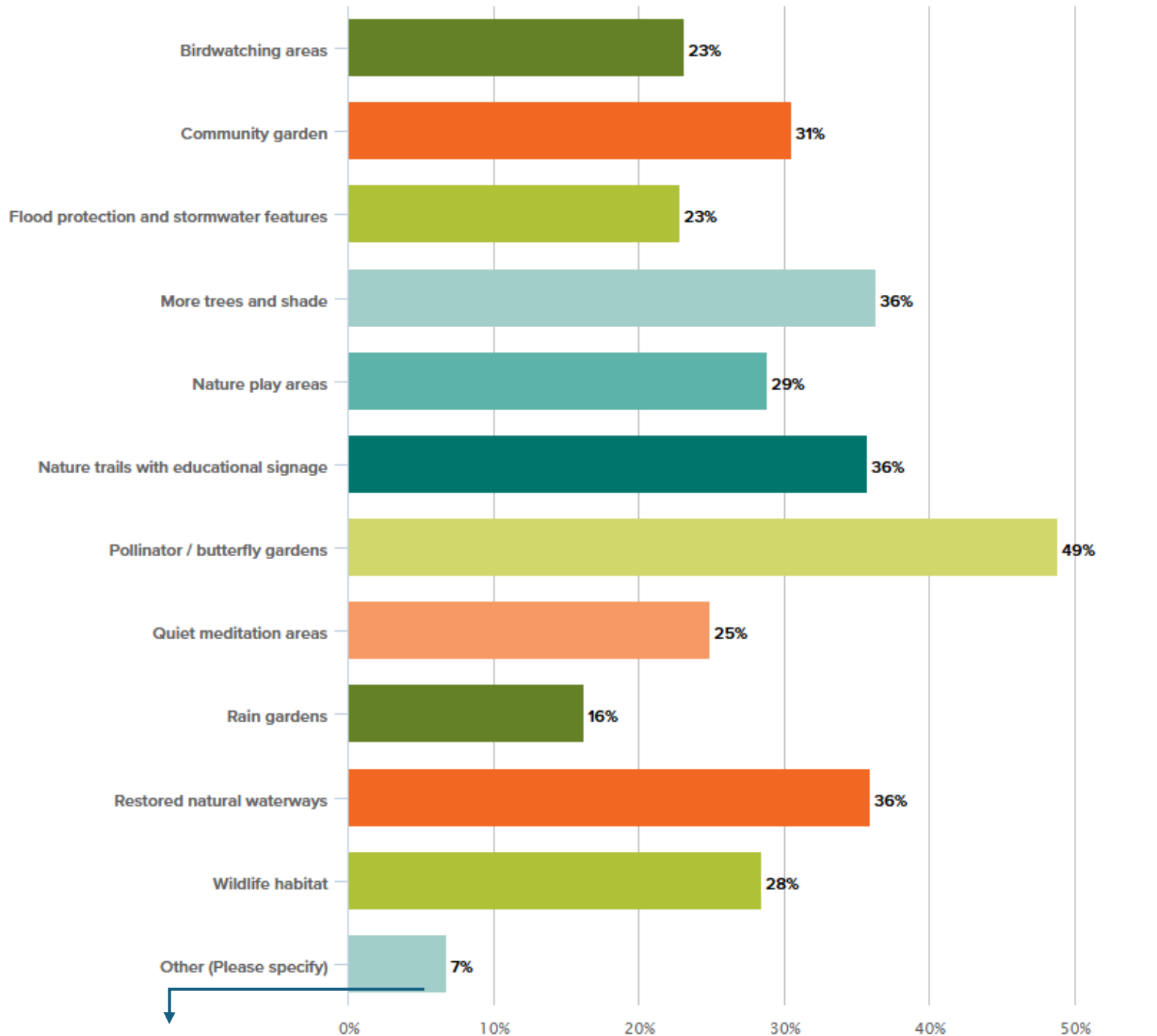
- Keep or improve golf instead of adding new cultural programming
- Skepticism about food / event programming
- Simpler, lower-impact programming
- Large green space / not over-programmed

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# FIRST SURVEY WINDOW

11. In terms of nature and passive programs, what would you love to see in City-Brooks Community Park?

(N=874)



**59 Comments:**

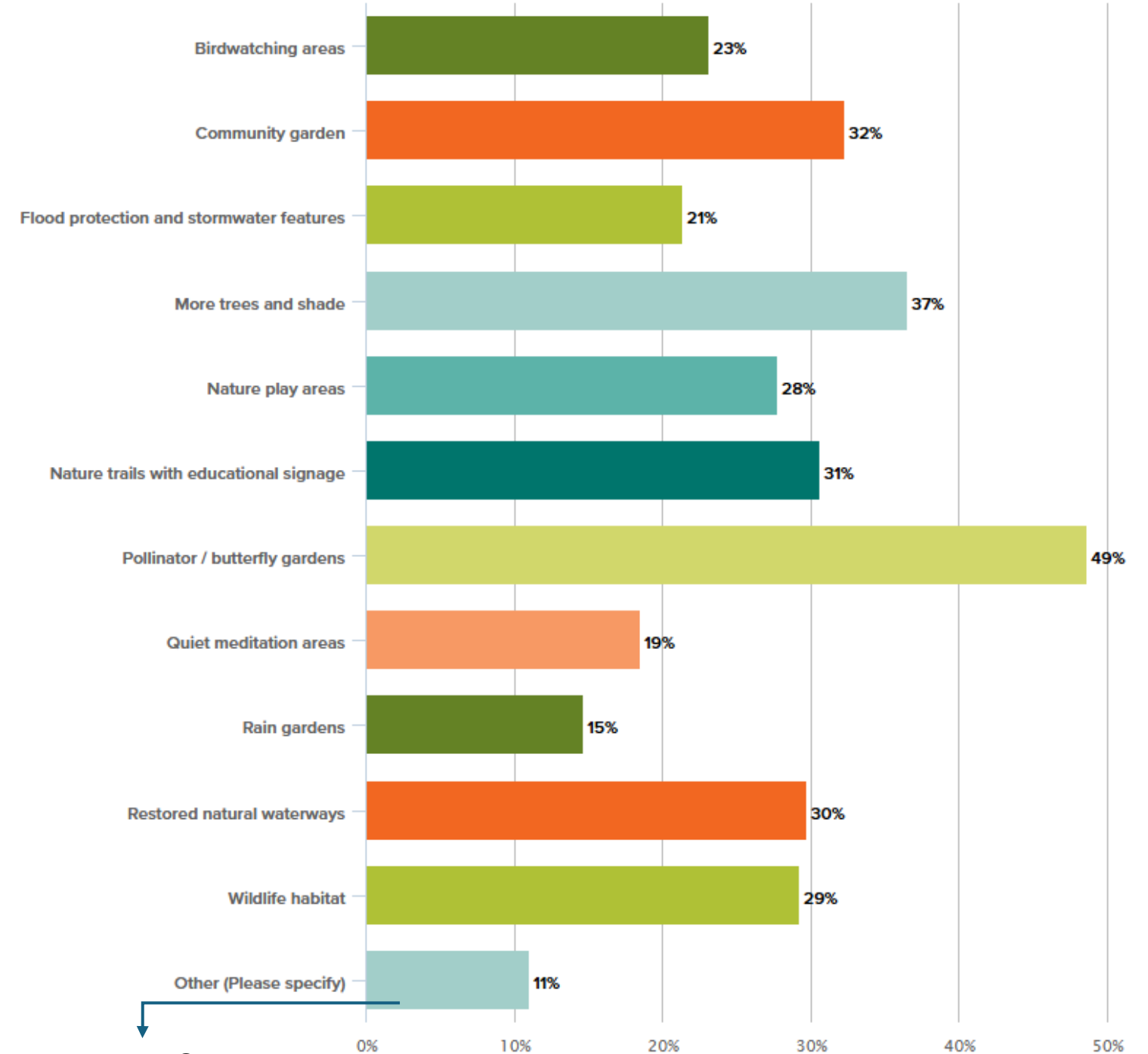
- Golf landscape character and drainage
- More native planting, shade, and ecologically richer landscapes
- Trails and small passive experiences
- Fix what's broken first

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# SURVEY EXTENSION

11. In terms of nature and passive programs, what would you love to see in City-Brooks Community Park?

(N=1,428)



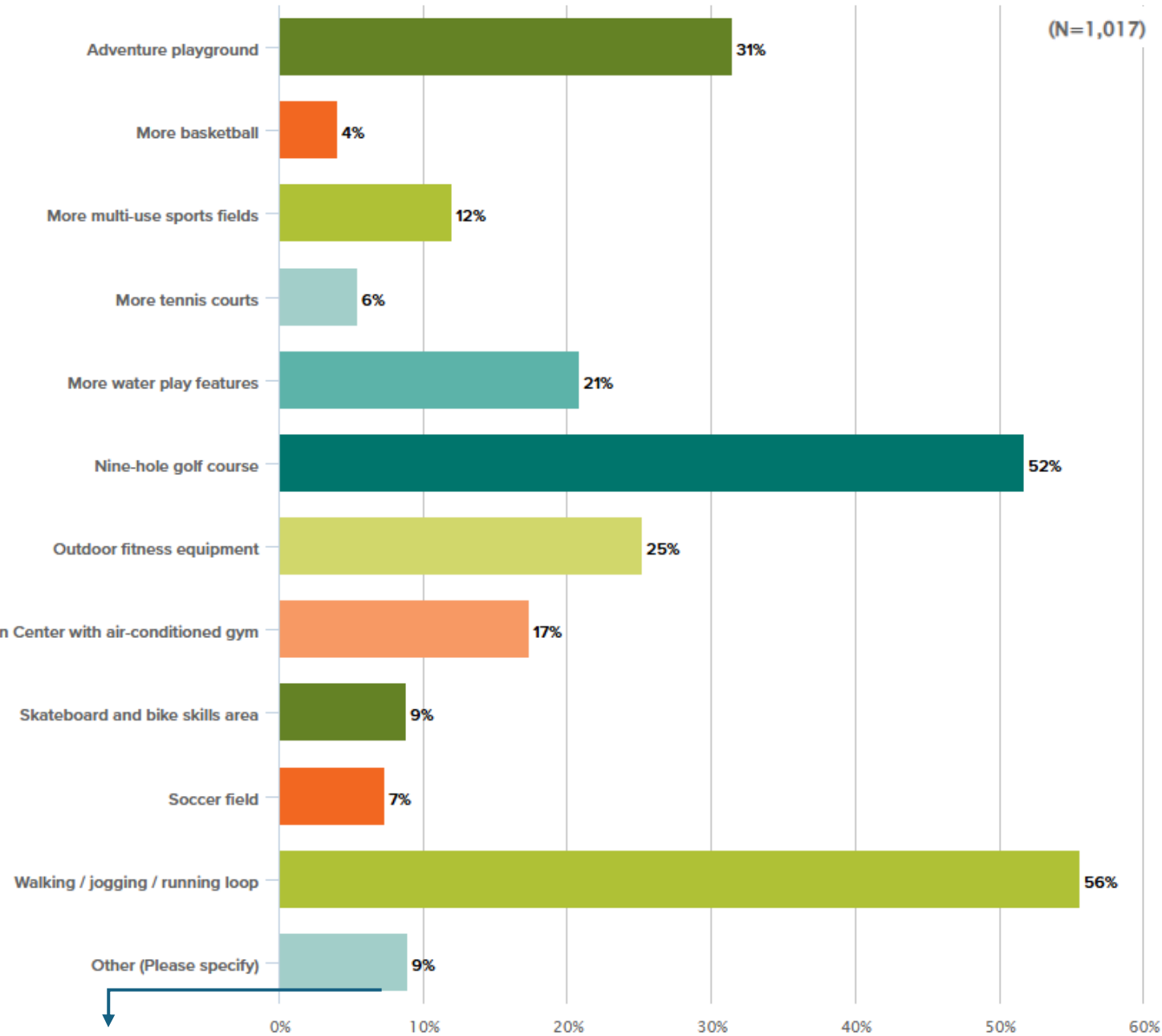
**157 Comments:**

- Protect golf / keep it as is
- Basic landscape improvement
- Nature enhancements only if they do not disrupt golf

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# FIRST SURVEY WINDOW

12. In terms of active programs, what would you love to see in City-Brooks Community Park?



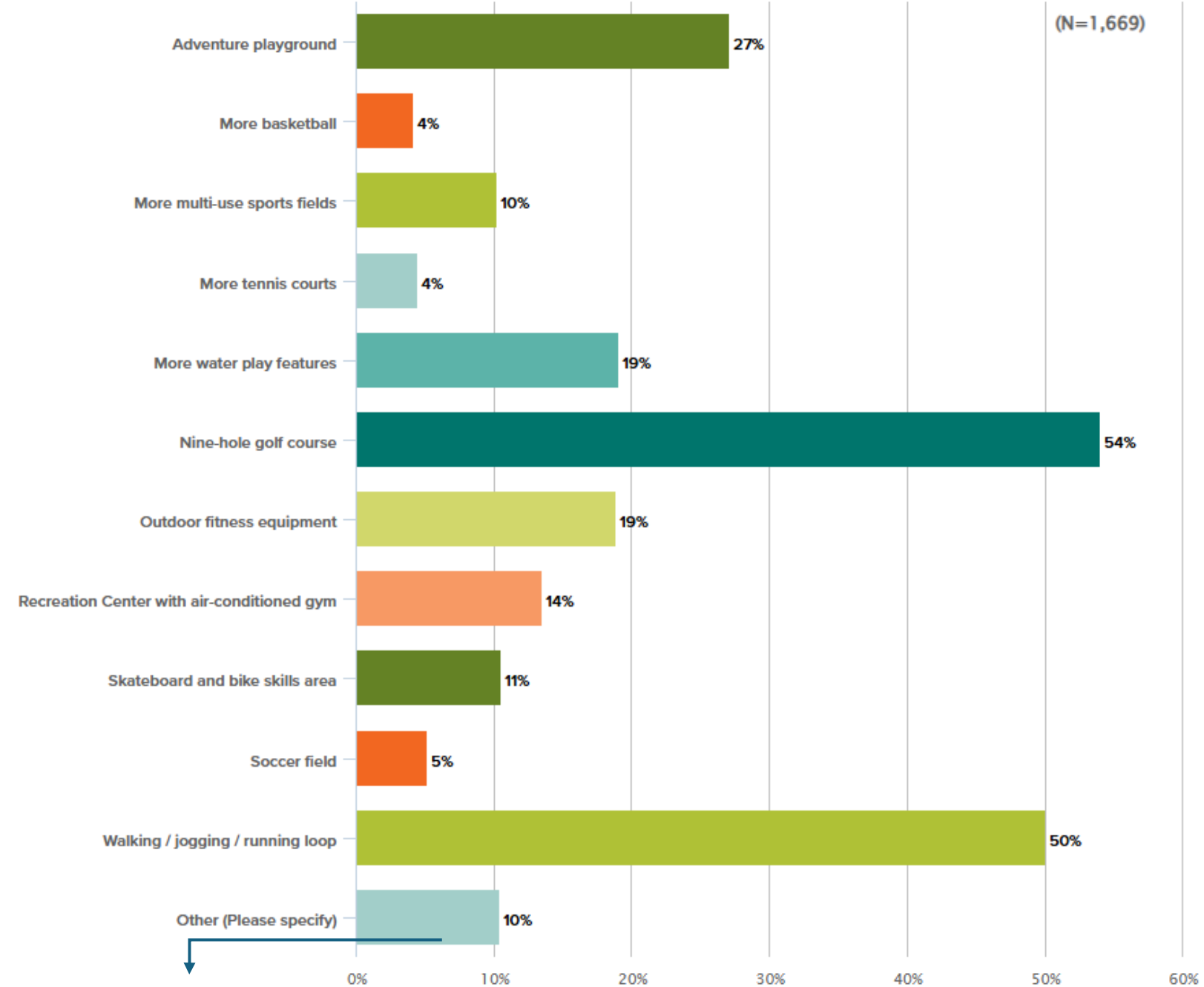
**91 Comments:**

- Adding sports / court uses
- Disc golf
- 18 hole golf
- Removing golf
- Bike path / track / running facilities

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# SURVEY EXTENSION

12. In terms of active programs, what would you love to see in City-Brooks Community Park?



**174 Comments:**

- Indoor walking track, botanical garden, community center, boat rental
- Preserve open green space rather than add more courts or fields
- Golf-related recreation
- Flexible recreation rather than fixed sports infrastructure

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

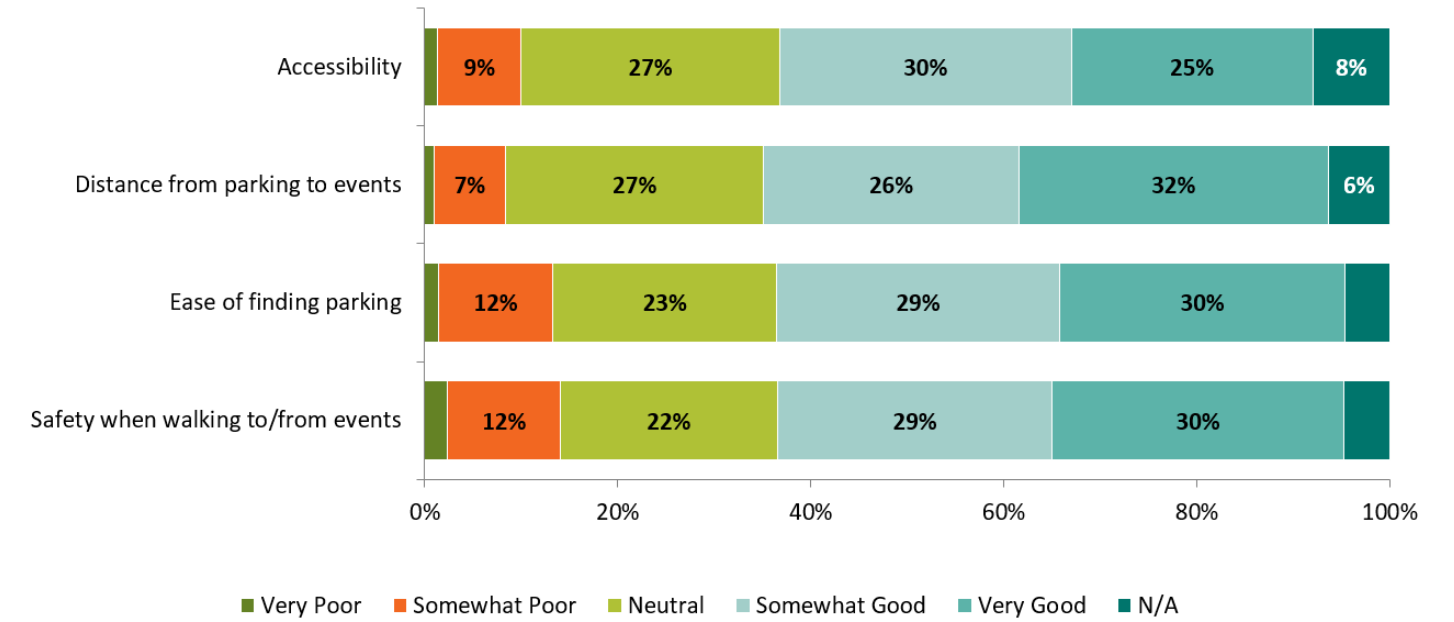
# FIRST SURVEY WINDOW

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



# SURVEY EXTENSION

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



14. How could be better your experience in relation to parking?

all responses (131)



Emerging themes:

- More parking capacity
- Better lighting and safety
- Better internal organization (signage, striping, circulation etc.)
- Balancing parking with green space

(Comments arranged from strongest/most frequent to minor/recurring themes)

14. How could we better your experience in relation to parking?

all responses (181)



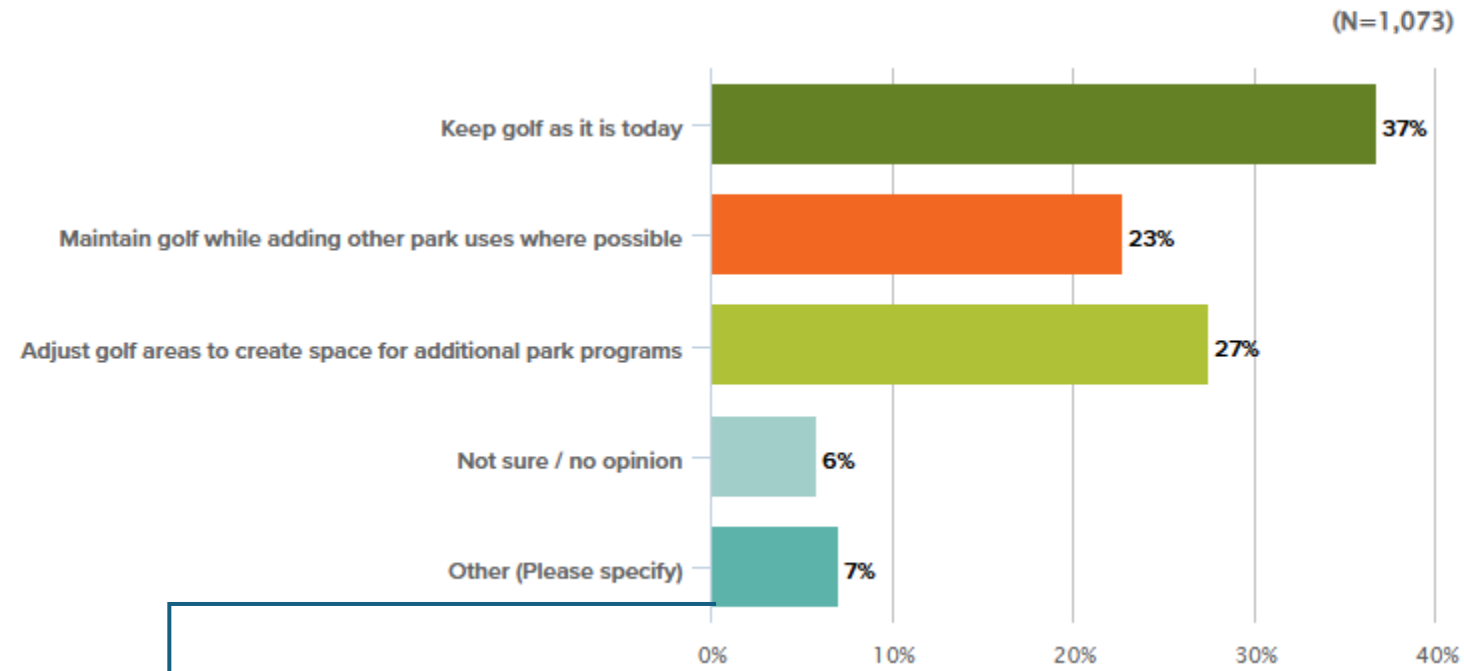
Emerging themes:

- More parking capacity near playground, dog park, gallery and event areas
- Better lighting and safety
- Safer crossing
- Better organization of parking

(Comments arranged from strongest/most frequent to minor/recurring themes)

# FIRST SURVEY WINDOW

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



## 76 Comments

1. Remove golf and repurpose the land for broader public use — **41 comments**
2. Reduce or reconfigure the golf footprint, but keep some version of golf — **18 comments**
3. Improve, restore, or expand golf rather than remove it — **15 comments**

Focus on golf over at web memorial and let's make city park more inclusive for the city!

"Get rid of the golf course. We have Webb Park a mile away. What a waste."

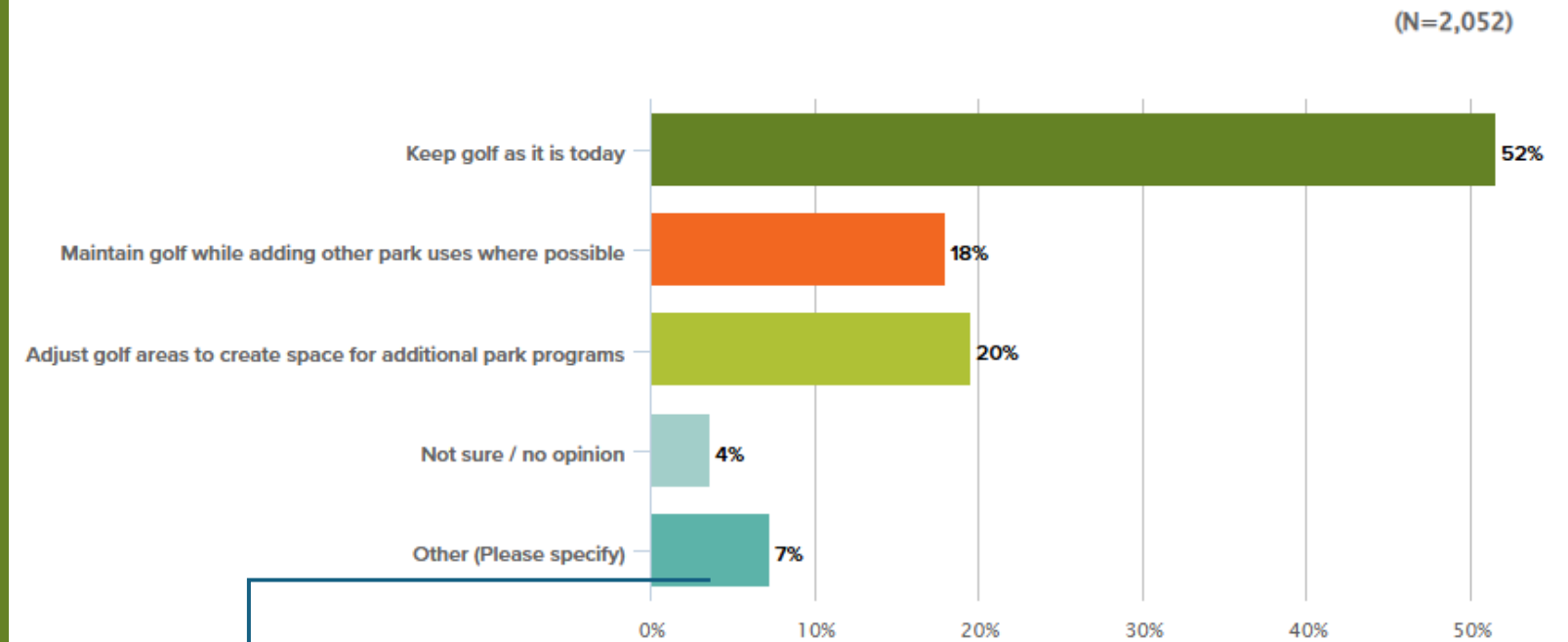
"I would choose a public green space over golfing."

"Reduce the course to a few pitch and putt holes and allow the park to be Baton Rouge's Central Park."

(Comments arranged from strongest/most frequent to minor/recurring themes)

# SURVEY EXTENSION

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



## 150 Comments

1. Remove golf and repurpose the land for broader public use — **85 comments**
2. Reduce or reconfigure the golf footprint, but keep some version of golf — **28 comments**
3. Improve, restore, or expand golf rather than remove it — **37 comments**

"I'd be fine with removing golf completely and adding amenities that benefit the community at large instead of just golfers."

"Get rid of the golf course. It is not the highest and best use for this space."

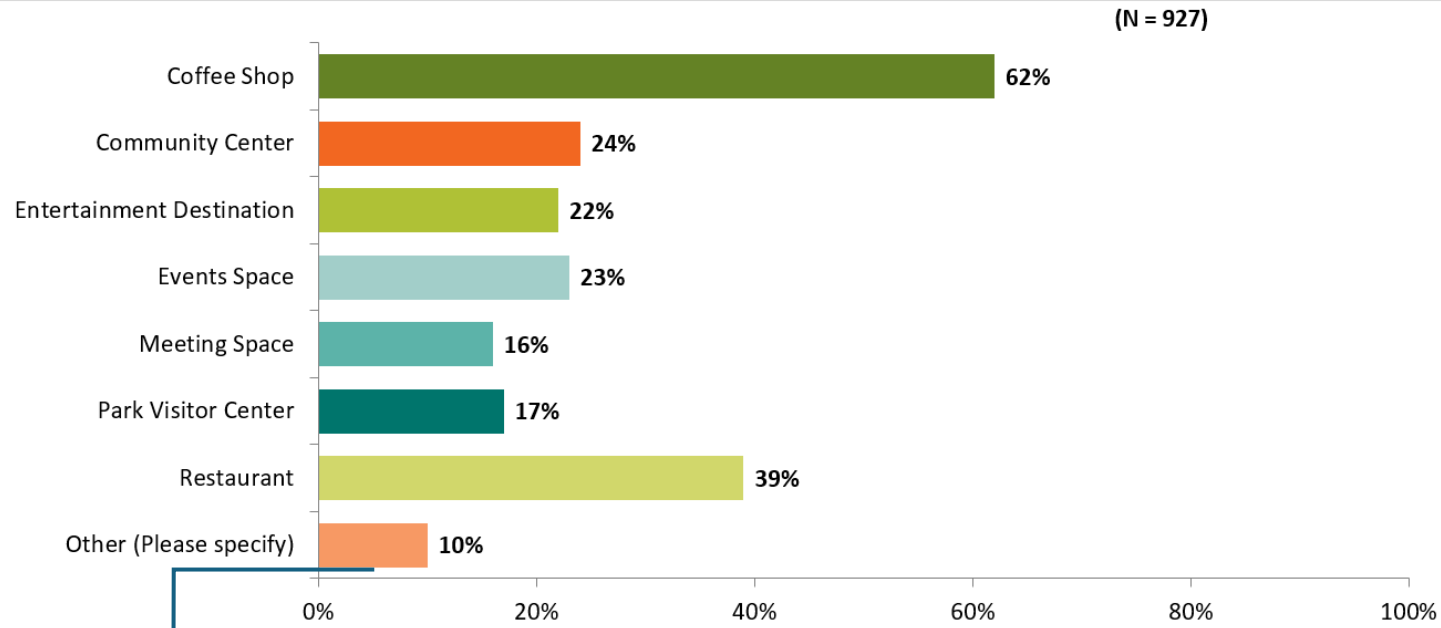
"Golf is what attracts many people to the Park, it needs to be better kept so people keep coming back."

"It should be changed to a par three course."

(Comments arranged from strongest/most frequent to minor/recurring themes)

# FIRST SURVEY WINDOW

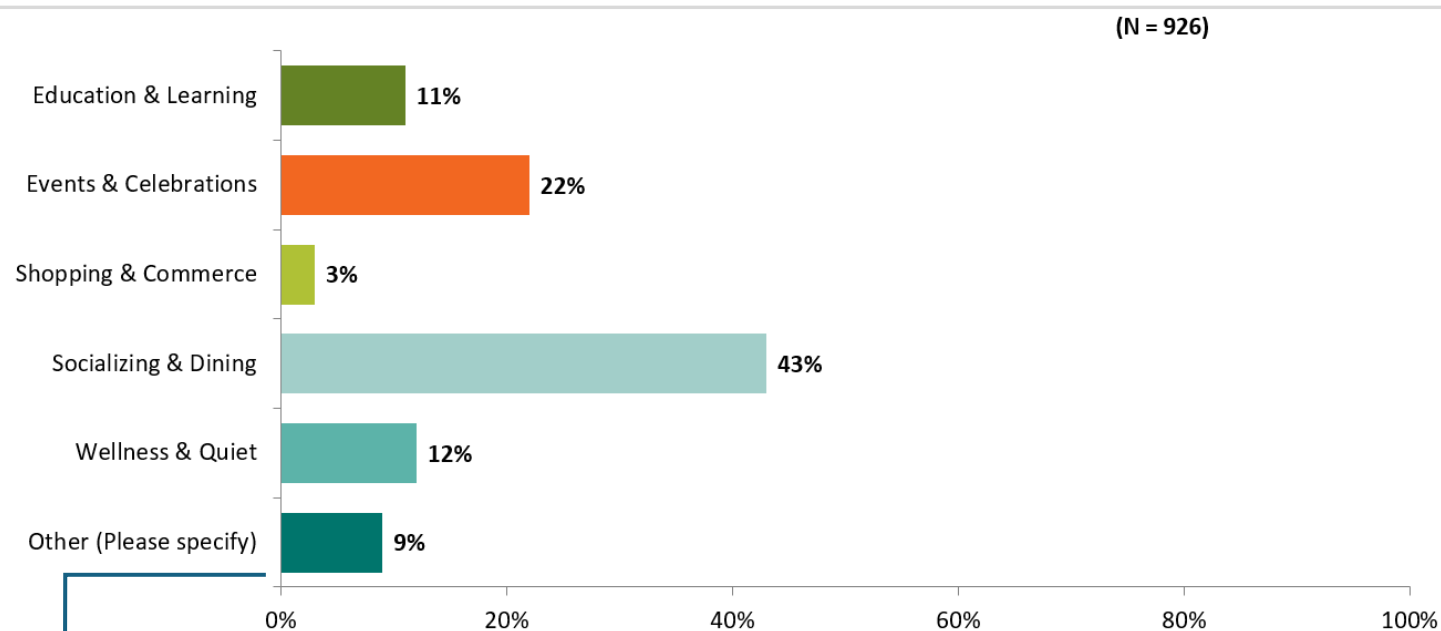
Part of the Master Planning effort includes reviewing potential uses for the existing City-Brooks Community Park Clubhouse. What sort of uses do you feel are missing from the community this space would be a good home for?



**90 Comments:**

- Food & beverage
- Golf support uses
- Museum / history / interpretive uses
- Rest / wellness / passive uses
- Leave it along

## When you imagine visiting the Clubhouse, what do you picture doing there?



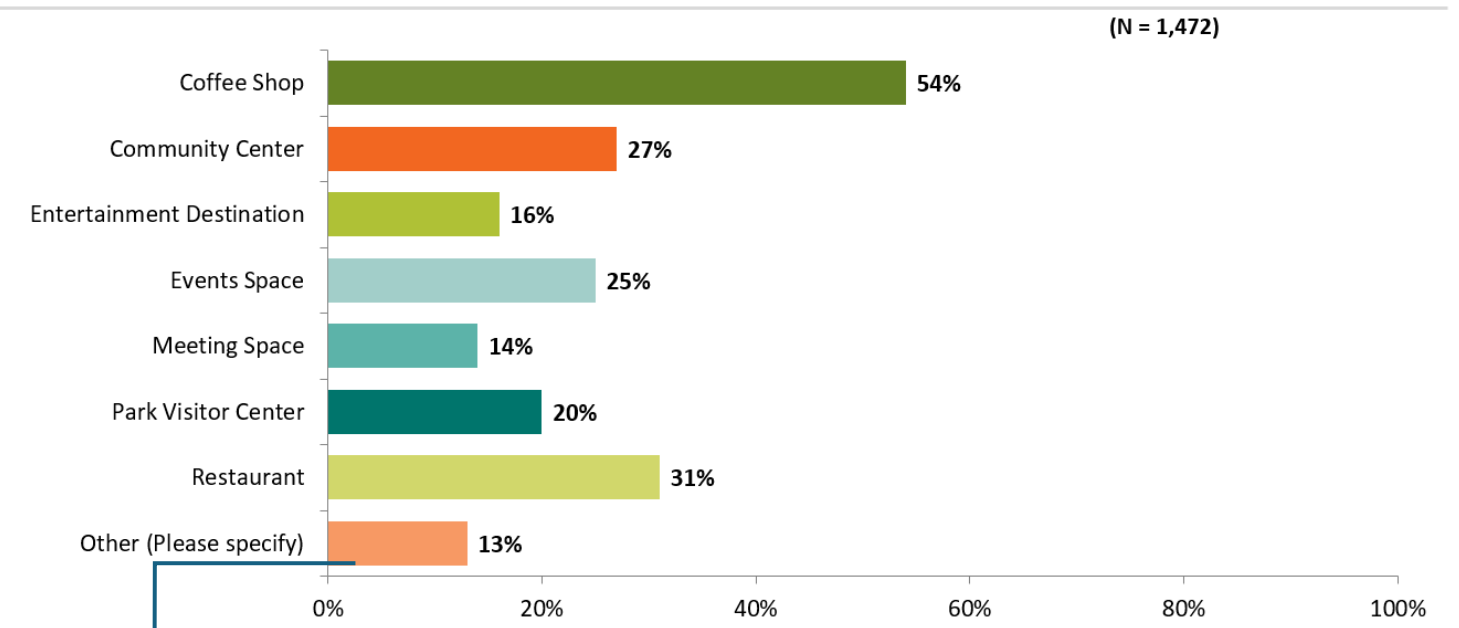
**86 Comments:**

- Social front porch for golf
- Shared food and gathering space

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

# SURVEY EXTENSION

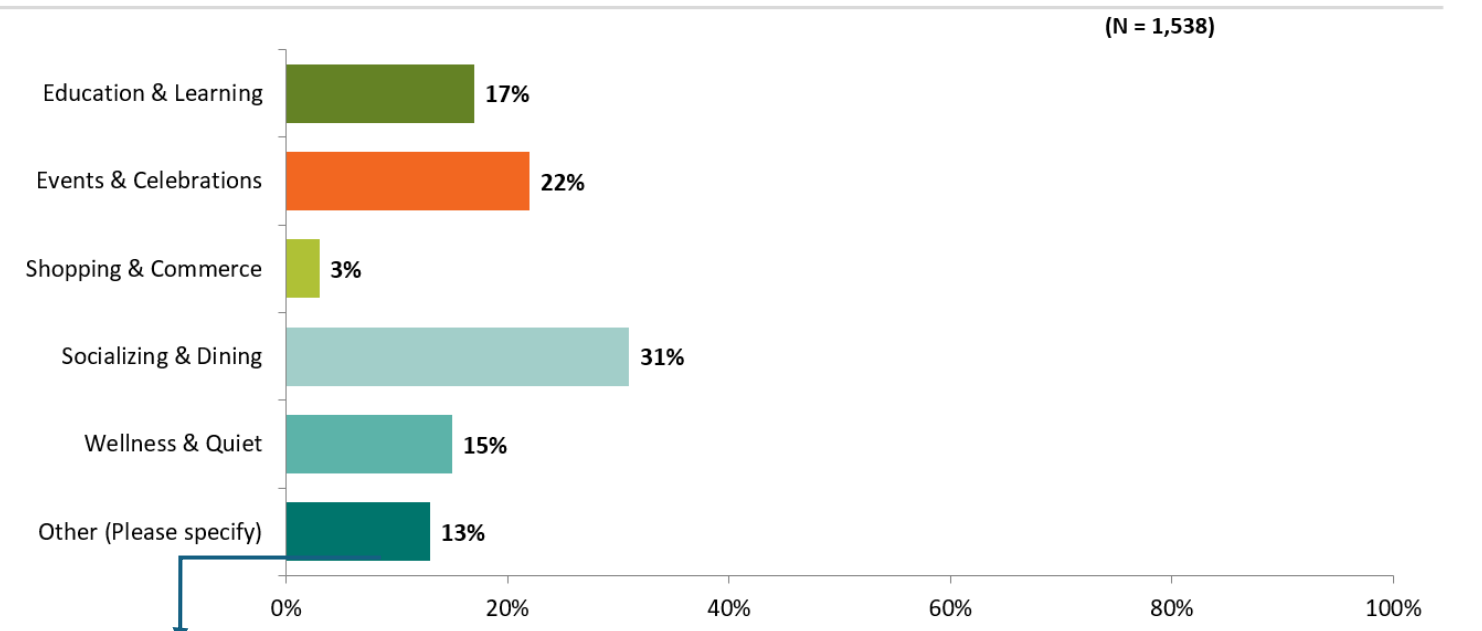
Part of the Master Planning effort includes reviewing potential uses for the existing City-Brooks Community Park Clubhouse. What sort of uses do you feel are missing from the community this space would be a good home for?



**188 Comments:**

- No new use is needed
- Keep the clubhouse tie to golf
- Small-scale good and beverage
- Resistance to overprogramming

## When you imagine visiting the Clubhouse, what do you picture doing there?



**194 Comments:**

- Clubhouse as a golf-support building first, no new use is needed
- Light food and social use

*(Comments arranged from strongest/most frequent to minor/recurring themes)*

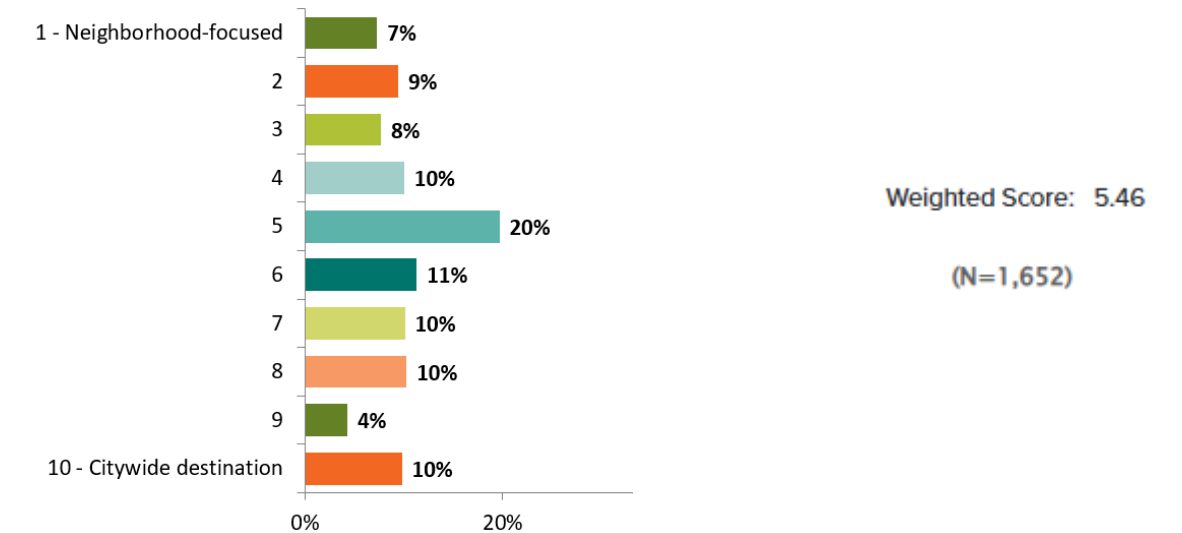
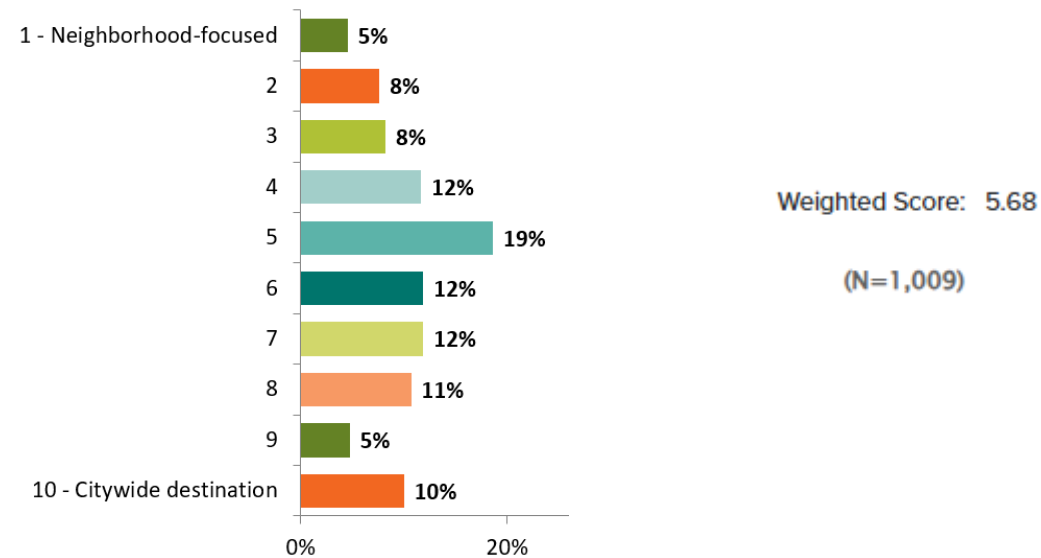
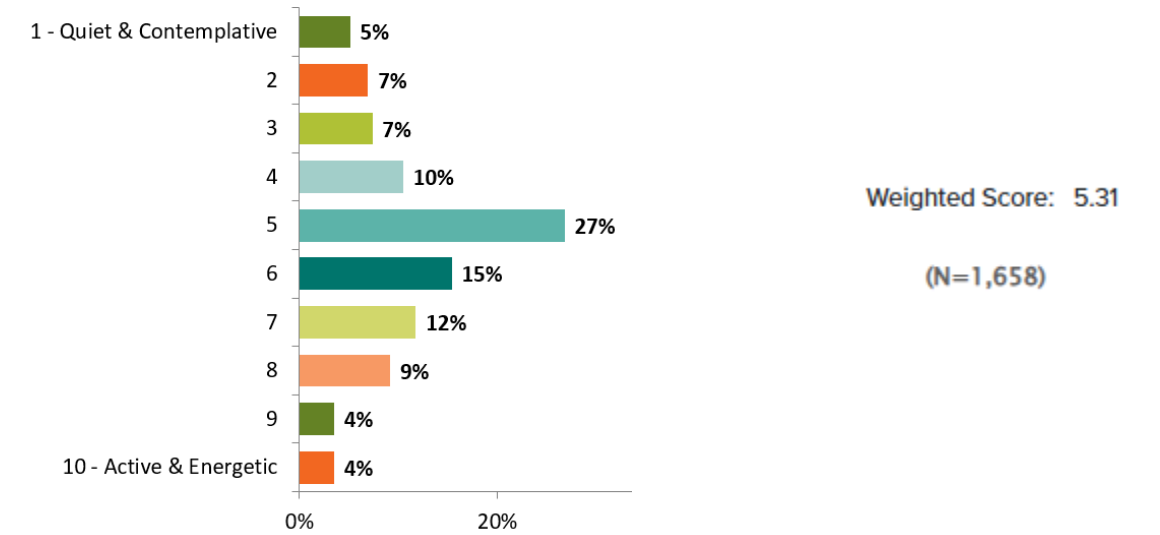
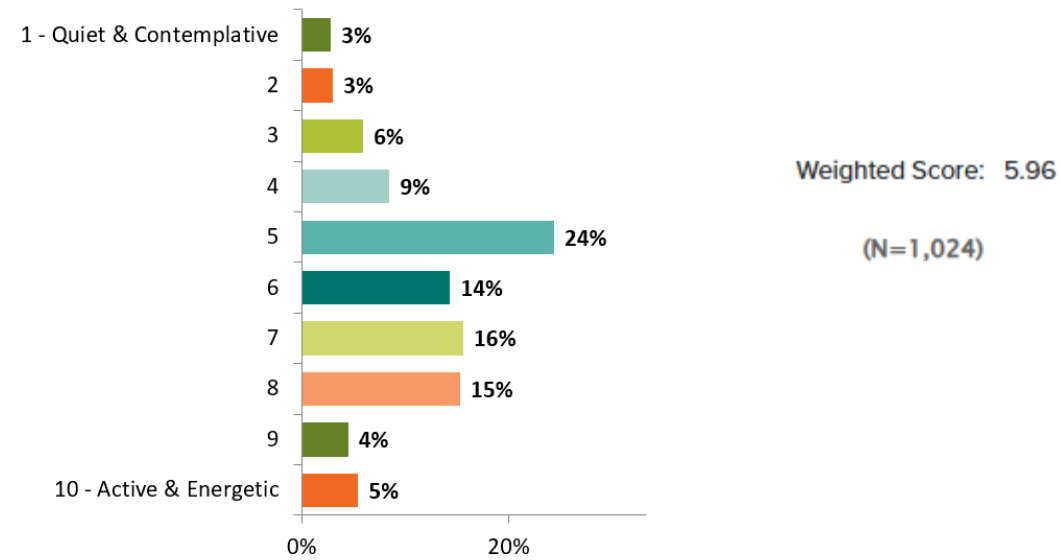
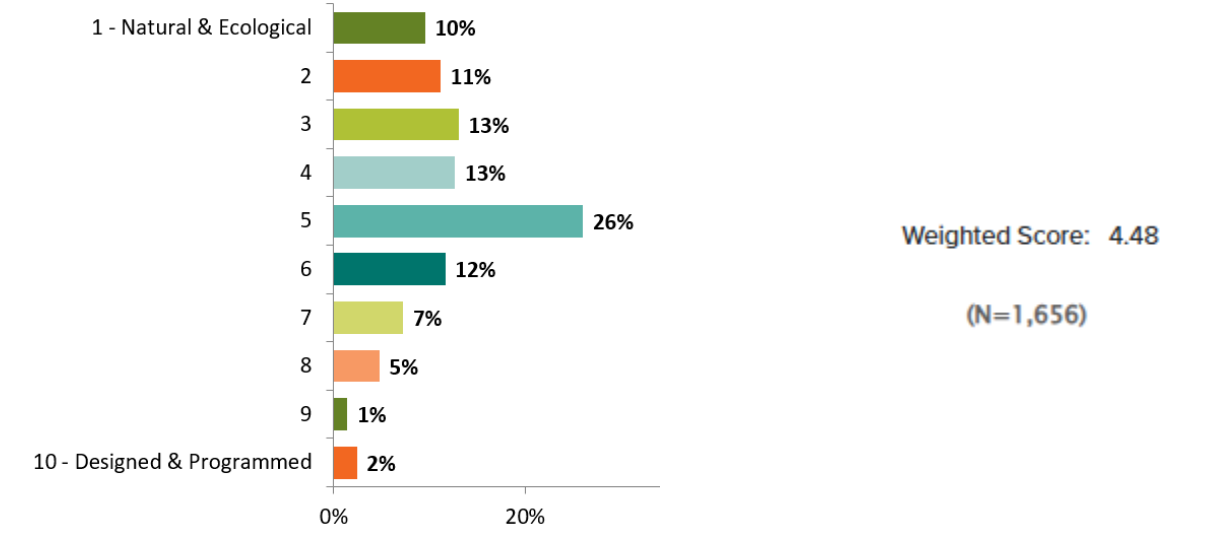
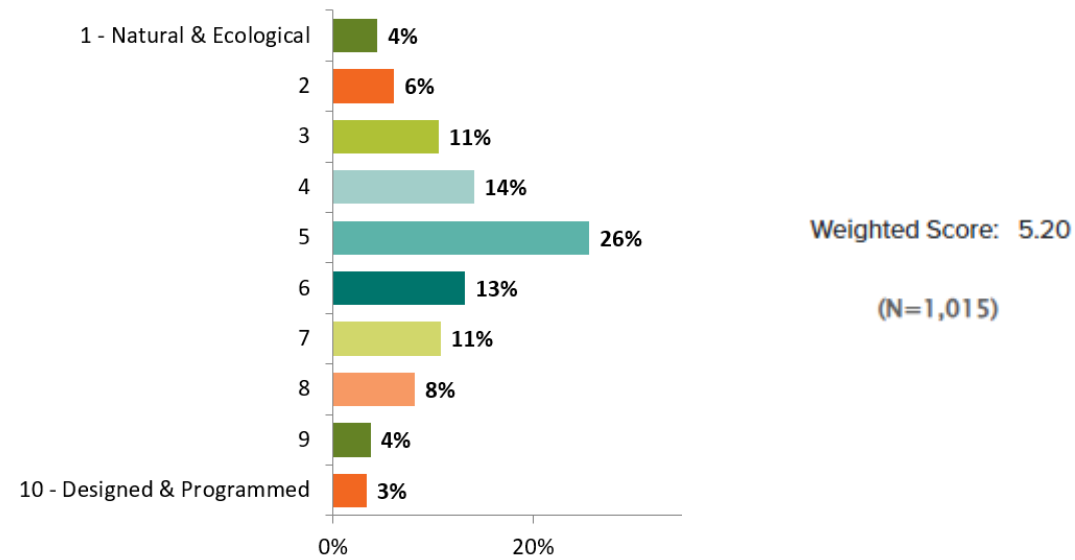


# FIRST SURVEY WINDOW

# SURVEY EXTENSION

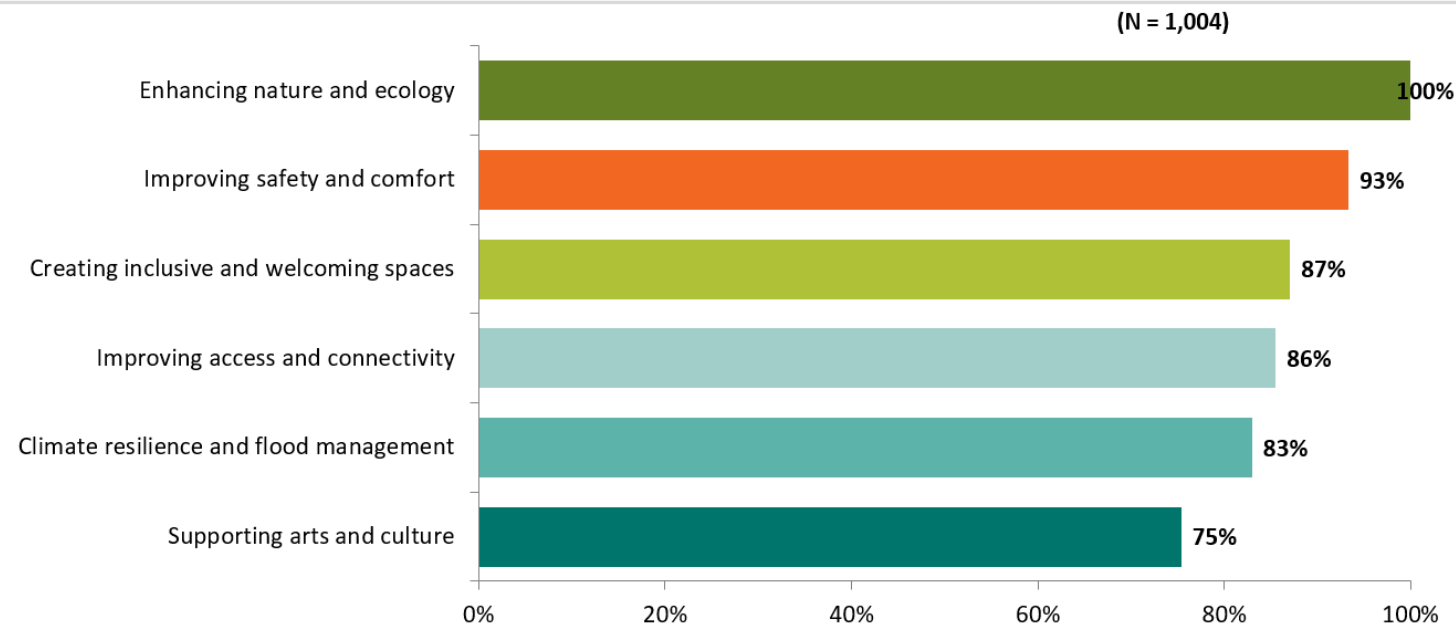
Thinking about the future of City-Brooks Community Park, where should the park fall along the following spectrum?

Thinking about the future of City-Brooks Community Park, where should the park fall along the following spectrum?



# FIRST SURVEY WINDOW

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.



Anything else you'd like to share about City-Brooks Community Park?



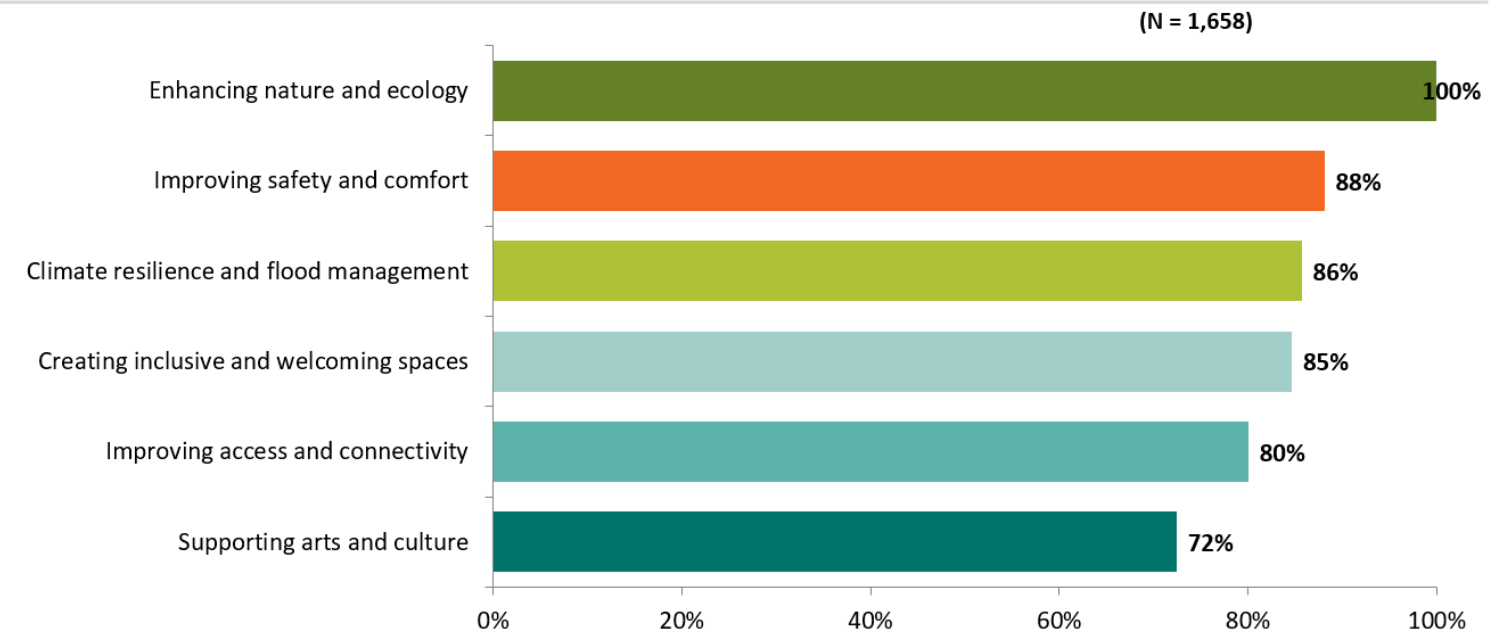
(Comments arranged from strongest/most frequent to minor/recurring themes)

### Emerging themes:

- Keeping and preserving golf
- Golf is not the best use of the land
- Protecting green space, trees, and overall park character
- More family / community use
- Walking / running improvements
- Parking, lighting and safety improvements
- Lake access and water activities

# SURVEY EXTENSION

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.



Anything else you'd like to share about City-Brooks Community Park?



(Comments arranged from strongest/most frequent to minor/recurring themes)

### Emerging themes:

- Keeping the golf course
- More inclusive community-wide asset with less land dominated by golf
- Protecting green space and overall park character
- Better walking / running infrastructure
- Family-friendly recreation and broader public use
- Parking, lighting, safety improvement

# FIRST SURVEY WINDOW

1,517 Open-ended Comments Q8 (599) + Q14 (131) + Q19 (380) + Q24 (407)

## Keep / preserve golf as is today: about 200-220 comments

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

Please leave the golf course as it is. It is a real community asset. The other side of the park where the dog park / playground is could be better utilized.

The golf course is a hidden gem. It makes money for BREC and could do even better with proper marketing. Our children learned to play golf there. We still play there with our children and will soon teach our grandchildren. Golf is a great life skill to learn and enjoy.

## Adjust the footprint / improvement: about 120-140 comments

The gold course is a huge area that very few people use... and you need money to use it. (Clubs, bags, etc). Why not make it for everyone and not the rich people?

Decrease size of golf course for more open walking space.

The golf course excludes non-golfers. I would rather see more natural areas for hiking and other activities that all can enjoy/use.

## Remove the golf completely: about 60-80 comments

Removal of the golf course would make this park an actual park

Y'all...the golf course needs to go! Golfers have SO MUCH SPACE dedicated to them around the parish. Between golf courses and sports fields we have almost no large open park spaces that everyone has the opportunity to enjoy. It's a gorgeous park...but so much is off limits unless you golf.

### Other emerging themes:

- **More family-friendly and everyday recreation:** 330-380 comments
- **Clubhouse as a social hub:** 110-140 comments
- **Protect green space, beauty, and landscape character:** 150-190 comments
- **Better connectivity, safer circulation, and easier access:** 170-210 comments
- **Parking, lighting, and basic visitor comfort need improvement:** 210-240 comments
- **Maintenance and upgraded basic amenities:** 70-90 comments

# SURVEY EXTENSION

3,062 Open-ended Comments Q8 (1,254) + Q14 (181) + Q19 (870) + Q24 (757)

## Keep / preserve golf as is today: about 450-480 comments

"Don't "Baton Rouge" the golf course. The City Park course is one of the best, accessible, playable, and affordable golf courses in the state. Don't mess with it. Go fix downtown and address crime elsewhere. This is a HUGE waste of money unless you are going to improve the GOLFING EXPERIENCE."

LEAVE THE GOLF COURSE ALONE.

Please keep the golf course! It is a great benefit to the community!!!

The historic golf course cannot be reduced or removed. It would be a slap in the face to the golfing community that patronize this venue. It should be invested in and has the bones to become a destination for golf such as Lions Municipal Golf Course in Austin.

## Adjust the footprint / improvement: about 170-190 comments

There is a great opportunity to tie into the LSU lakes project in terms of pedestrian and bike paths. That is my main priority. I think the golf course could be repurposed into a par 3 course or removed. I want to keep the green space, but it could be used for better purposes.

It is an amazing geographically centered space that is unfortunately dominated by the golf course. We have the chance to reimagine that real estate into a true community wide asset benefits all of us - not just the golfing community. It could be a major culture boost to the area and city.

## Remove the golf completely: about 80-100 comments

Golf course should be eliminated to provide more access for all of the public.

Please consider being eco friendly. Remove golf course and become more inclusive

If the gold course was removed and the space was turned into a strolling nature space it could be amazing.

### Other emerging themes:

- **More family-friendly and everyday recreation:** 450-550 comments
- **Clubhouse as a social hub:** 150-200 comments
- **Protect green space, beauty, and landscape character:** 250-300 comments
- **Better connectivity, safer circulation, and easier access:** 120-160 comments
- **Parking, lighting, and basic visitor comfort need improvement:** 180-240 comments
- **Maintenance and upgraded basic amenities:** 80-120 comments

# SUMMARY OF OTHER STAKEHOLDER INPUT

## Other Inputs

- 4 Special Committee Meetings
- 2 Rounds of Stakeholders Discussions  
which include just about 50 people
- 4 Special Topic Discussions
- News Articles
- Individual Outreach

## Key Take Aways

- The Golf –Community and those that live directly adjacent to the park view any changes as an affront
- More progressive media and community leaders think that any scheme that leaves to golf course in any format is not going far enough for Baton Rouge’s future.
- We do not believe this is a **binary choice** around removing golf or not.
- Based on the feedback to-date as well as the research and analysis conducted, we recommend **keeping golf as a key program** on site but **carefully adjust the footprint around the edges**, adding new and complementary program, and increasing access to the site.
- Many people have expressed wanting “more green open space” while others have expressed wanting more program and activities
- We do not believe this is a **binary choice** either. There is enough space to add program while also respecting the pastoral nature of place

## 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 and fabric of the neighborhood.
4. Make the “Brooks-side” active and connected to the rest of the park
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.

## Community and Stakeholder Engagement

# Key Discussion Questions

1. Are the quantitative results captured in the survey and the qualitative results gathered from the stakeholder discussions to date sufficient to develop concept alternatives?
2. If not, should we consider other things like a statistically valid survey or more targeted engagement?
3. How should BREC and Sasaki contend with the current political and media sentiment that has developed around the project?

**With 97 acres, this is Baton Rouge's Central Park. Minutes from downtown and LSU this existing gem has served the community for generations and should have a continued future as an inclusive civic landscape for all.**

**The Vision City Brooks Park Plan will:**

- **Preserve the park's historic assets including the golf course, clubhouse and heritage trees**
- **Provide new activities to an expanded community**
- **Cherish the parks existing designed and natural landscape**
- **Connect to surrounding neighborhoods through breaking down barriers and building paths**

**When all these are true, this park will serve EBR for generations to come.**

**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**

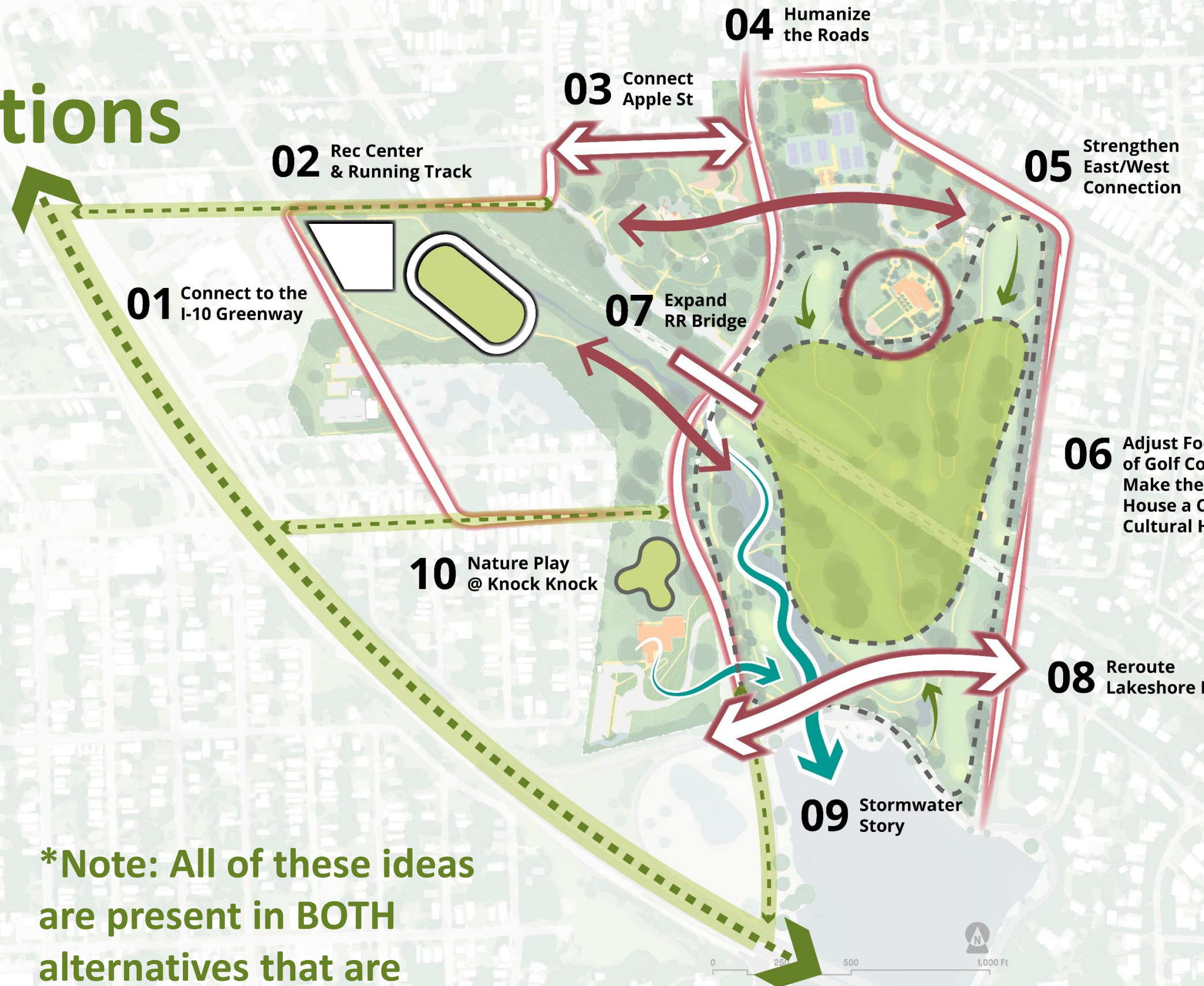
**Hold Space for Change**

**Center Community Memory**

# Guiding Principles & 10 Bold Moves

## 10 Key Recommendations

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. Comprehensively improving the golf experience with the adjust golf footprint + make the club house area 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. Expand Stormwater Management in an experiential and functional way
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**

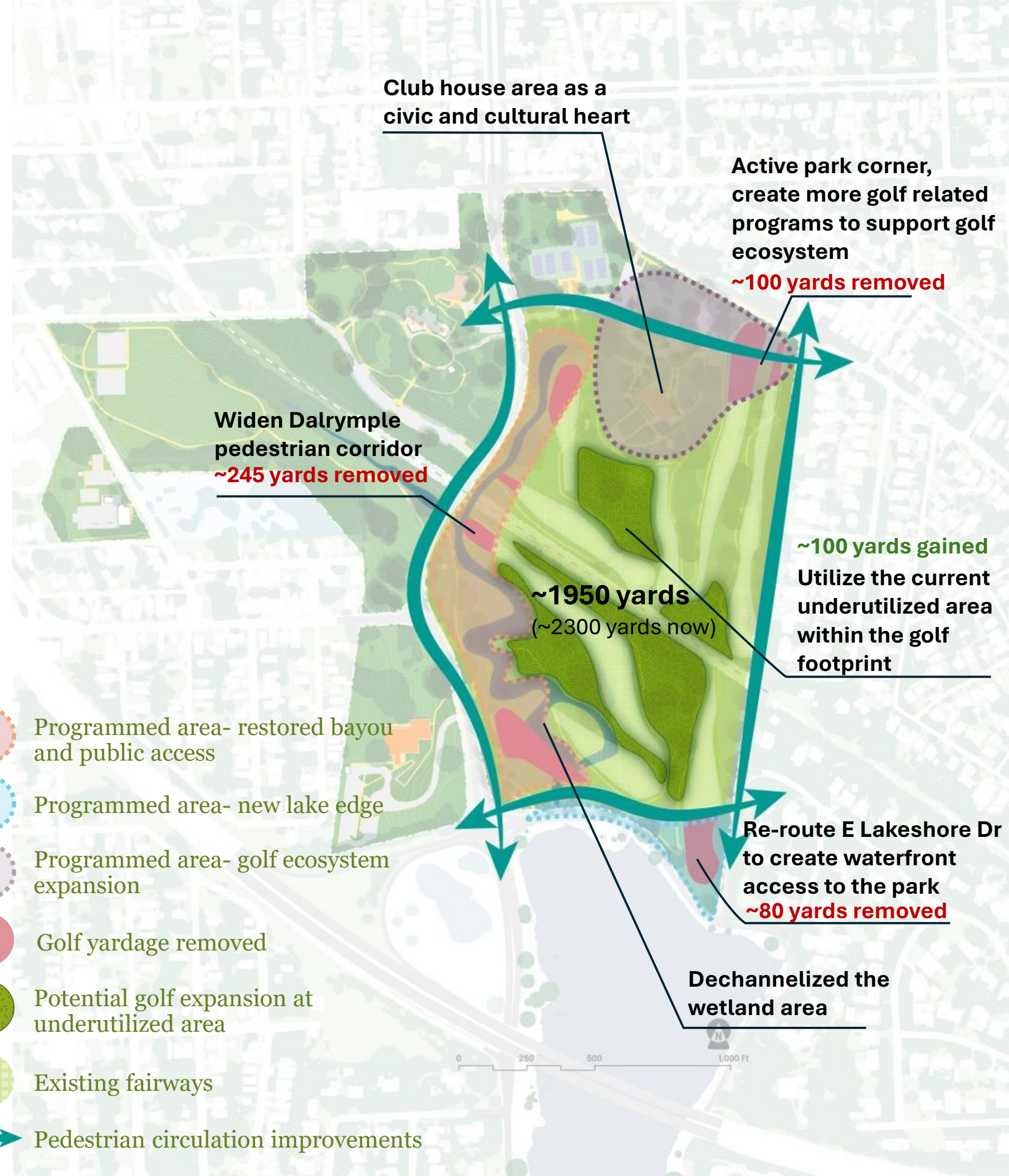
# Guiding Principles & 10 Bold Moves

## Golf Recommendation

Comprehensively improve the golf experience with the adjusted golf footprint + make the club house area a civic and cultural heart

- Golf is recommended to **remain** as key program of City Brooks Park. Expand publicly accessible park space while maintaining golf as an important recreational use and historic resource.
- **Improve** the golf course by renovating and relocating holes, maintaining 4 par 4 holes and total yardage of 1,900+ yards. Introduce additional challenges such as water features, planting, and bunkers; narrow select fairways for more engaging play; naturalize rough areas to support pollinators and habitat; and preserve historic viewsheds and live oaks.
- Centering the club house area, 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.)

- Programmed area- restored bayou and public access
- Programmed area- new lake edge
- Programmed area- golf ecosystem expansion
- Golf yardage removed
- Potential golf expansion at underutilized area
- Existing fairways
- Pedestrian circulation improvements



## Guiding Principles & 10 Bold Moves

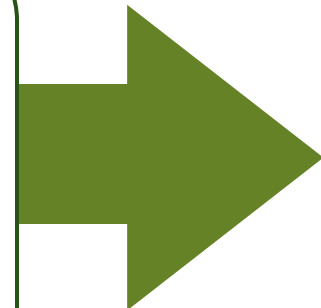
# EXPANDING GOLF TO SERVE MORE PEOPLE

Different types of golf activities will diversify the user pool and revenue streams

Existing today:

### 9 Hole Executive Course

9 hole, par **32** course **2,300** yards (4 par 3 holes and 5 par 4 holes)



Golf “ecosystem” expansion:

Not a replacement to the golf course, but an enhancement and expansion

### 9 Hole Executive Course

9 hole, par **31** course **1,950** yards (5 par 3 holes and 4 par 4 holes)  
Holes integrate challenges like water features, planting, bunkers, narrow select fairways



Betty Alison Jr Course in MO

### Enlarged putting green/practice course

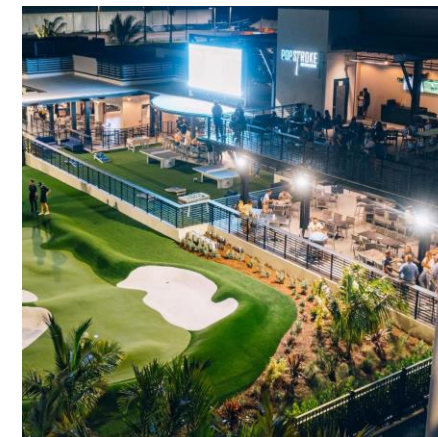
Large-scale putting only landscape with sculpted contours and multiple target holes.



“The Punchbowl” at Bandon Dunes

### Mini golf

Least traditional and the most game-like. Centered on novelty, themed obstacles, social activity, and entertainment.



Popstroke

### Restaurant and beer garden

A restaurant at the clubhouse and a beer garden adjacent to the practice course brings in revenue and creates more activities for non-golfers.



Butler Pitch and Putt

# Guiding Principles & 10 Bold Moves

## EXISTING AND PROPOSED COURSES

- 4 par 4 and 5 par 3, ~1950 yards
- Certain holes will be improved with water hazards, narrow fairways, larger roughs, topographic changes
- Adding putting green, mini golf, restaurants and beer garden to enhance the golf experience
- Attract more people (young people, family with young kids, etc.) and provide more programs to encourage people to stay longer

\* Please note this is **highly conceptual** and will require further collaboration with a golf course architect in later phases. This is a long-term guiding plan, with a series of projects to follow over time.



### Existing routing

Hole	1	2	3	4	5	6	7	8	9	
Purple	149	347	370	310	143	262	377	205	137	2300
White	139	332	362	242	94	200	363	119	116	1967
Par	3	4	4	4	3	4	4	3	3	32

### Proposed routing

Hole	1	2	3	4	5	6	7	8	9	
Purple	149	280	335	145	250	200	275	160	143	1937
White	139	260	300	135	235	180	250	140	130	1769
Par	3	4	4	3	3	4	4	3	3	31

# Scale Comparison

1" = 200'



**City-Brooks Community Park**

Study 97  
Area acres



**Moncus Park- Lafayette, LA**

100  
acres

# Moncus Park

## Program List

- Playground
- Trails and paths
- Tree canopy walk
- Arboretum
- Pond and pavilion
- Sculpture garden
- Splash pad
- Mini golf
- Carousel
- Dog park
- Treehouse/adventure playground
- Hammock grove
- Farmers market pavilion

- Flexible lawn spaces
- Outdoor classrooms
- Fishing pier
- Amphitheater
- Native plant gardens
- Botanical garden
- Picnic lawn
- Meditation garden

100  
acres





# Scale Comparison

1" = 200'



**City-Brooks Community Park**

Study 97  
Area acres



**Bonnet Springs Park- Lakeland, FL**

130  
acres

# Bonnet Springs Park

## Program List

- Welcome center
- Gift shop
- Central green
- Heritage garden
- Oak grove
- History gallery
- Coffee shop
- Playgrounds
- Workout spaces
- Children's museum and cafe
- Lawn spaces
- Event spaces
- Outdoor kitchen
- Butterfly house
- Native plant gardens
- Boathouse
- Treehouse
- Tree canopy walk
- Vegetable gardens
- Nature play area

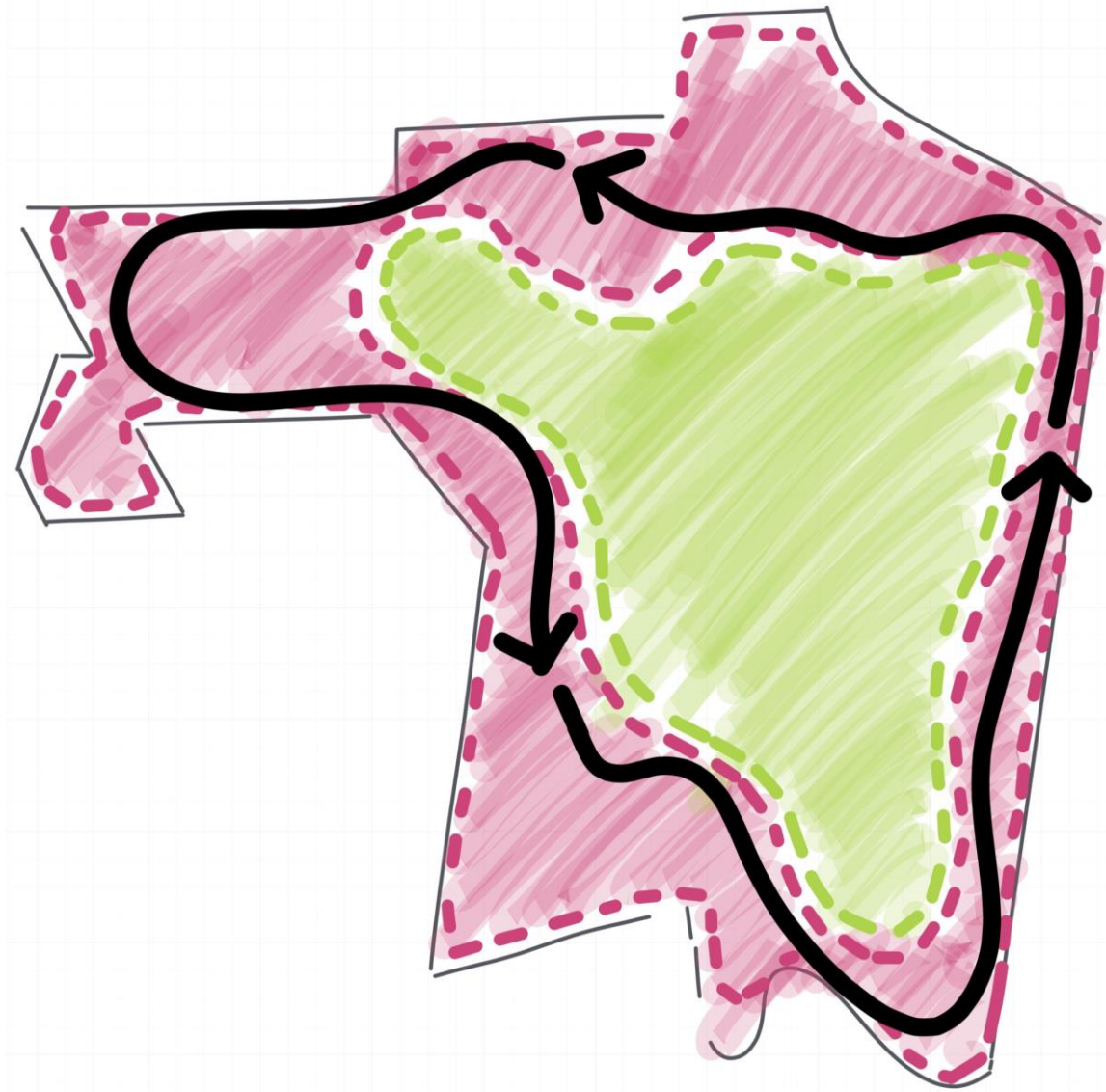
130  
acres



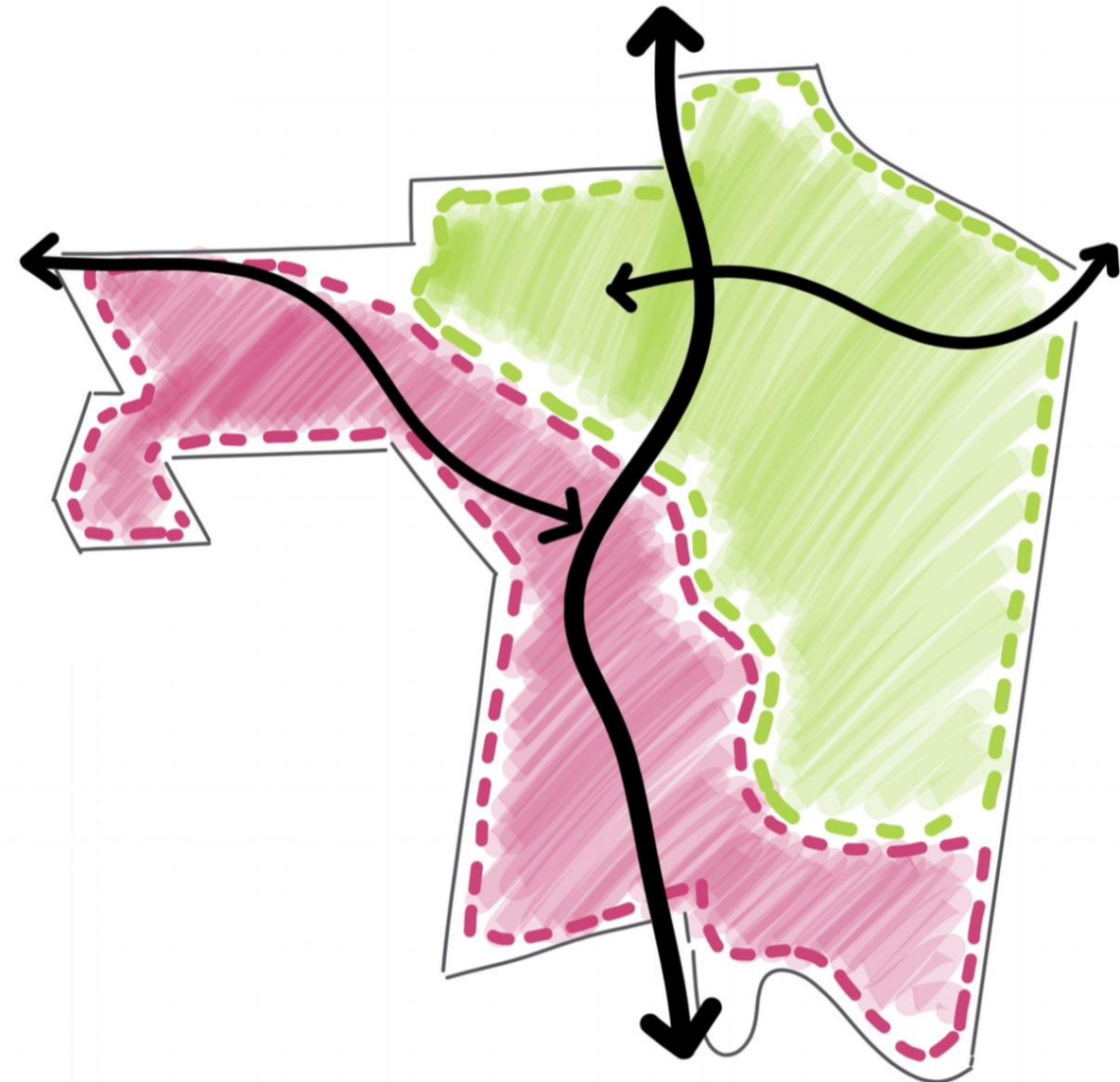


## Concept Alternatives

# CONCEPT ALTERNATIVES



**The Big Loop**



**Active Armature**

## Concept Alternatives

# CONCEPT 1: THE BIG LOOP



## Concept 1

# CONNECTIVITY

Create an interconnected loop system as a primary organizing element for art, program, experience, and safety.



## Concept 1

# ECOLOGICAL FRAMEWORK

Bring the larger University Lakes system into the park to create a linear experience from Brooks Park to the water's edge.



## Concept 1

# ACTIVE RECREATION

Recreational Opportunities organized around the main spine and nestled into a robust ecology.



## Concept 1

# PASSIVE EXPLORATION

Enhanced connection to nature along the entire loop with an emphasis on connection people to water and place





Recreation Loop

Adventure Loop

Golf ecosystem

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



# Concept 1: The big loop

## An Active Core



Concept 1: The big loop

# A Recreational Hub



Recreation center

400m track

Passive Field Space

Community Pavilion

Adventure Playground

Picnic Grove

Oak Canopy Walk

Brooks Pool

# Concept 1: The big loop A Recreational Hub





Nature Play

Nature Center

The Big Loop

Stormwater Demonstration Gardens

Braided Bayou

Prairie Garden

Pedestrian Bridge

Lakefront Cafe

Stormwater Management

Kayak Rental

Bridge Overlook

Lakefront Green

Kayak Pier

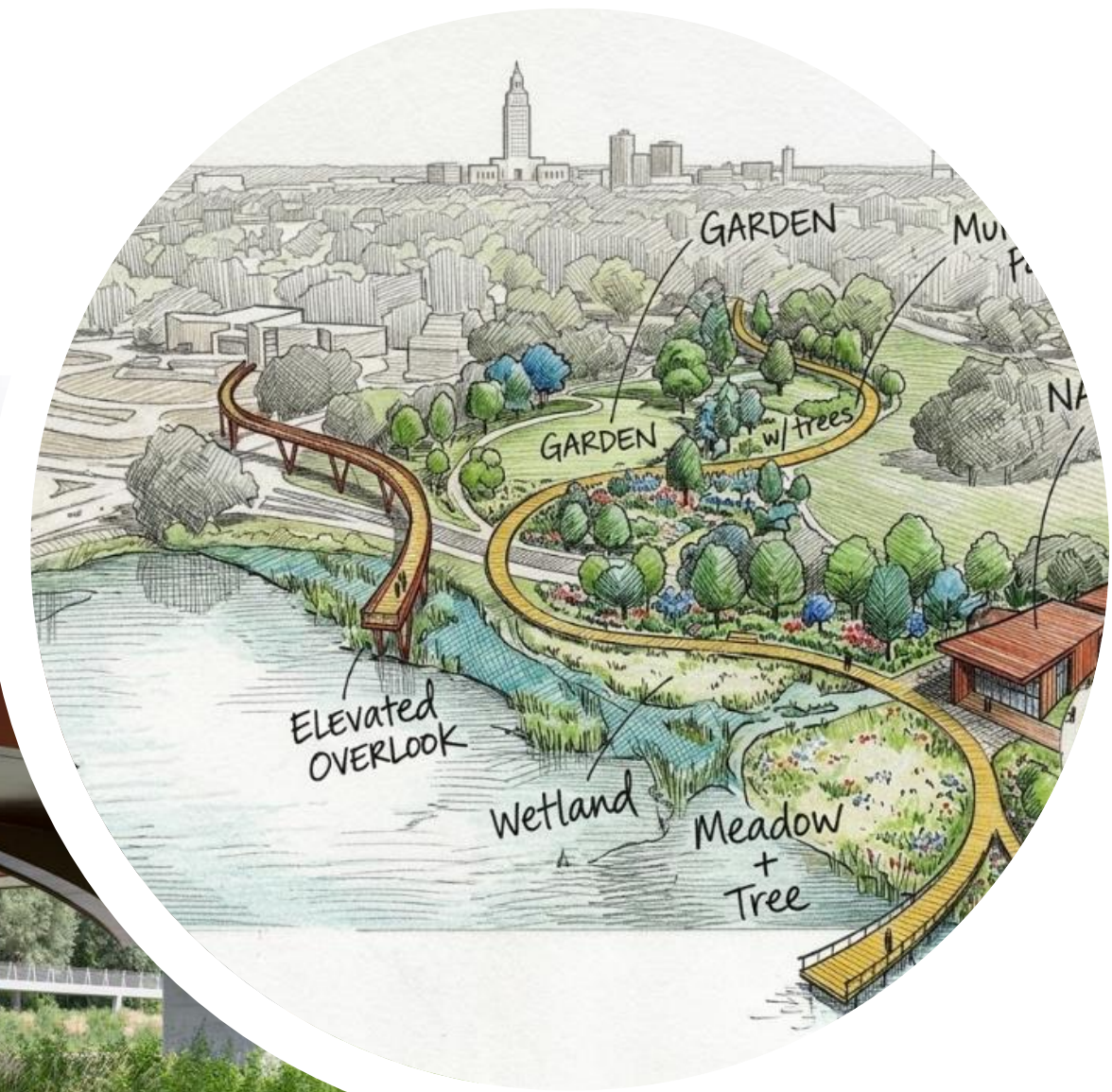
Wetland Trails

Concept 1: The big loop

# Showcase the Ecology

# Concept 1: The big loop

## Showcase the Ecology



## Concept Alternatives

# CONCEPT 2: ACTIVE ARMATURE



## Concept 2

# CONNECTIVITY

Emphasize north-south and east west circulation across the park to stitch together the community and provide safe and comfortable use of the park



## Concept 2

# ECOLOGICAL FRAMEWORK

Enhance each areas individual landscape character to establish clear zones for experience and habitat



## Concept 2

# ACTIVE RECREATION

Reorganize recreational program to center along Dalrymple to free up areas for more pastoral landscape



## Concept 2

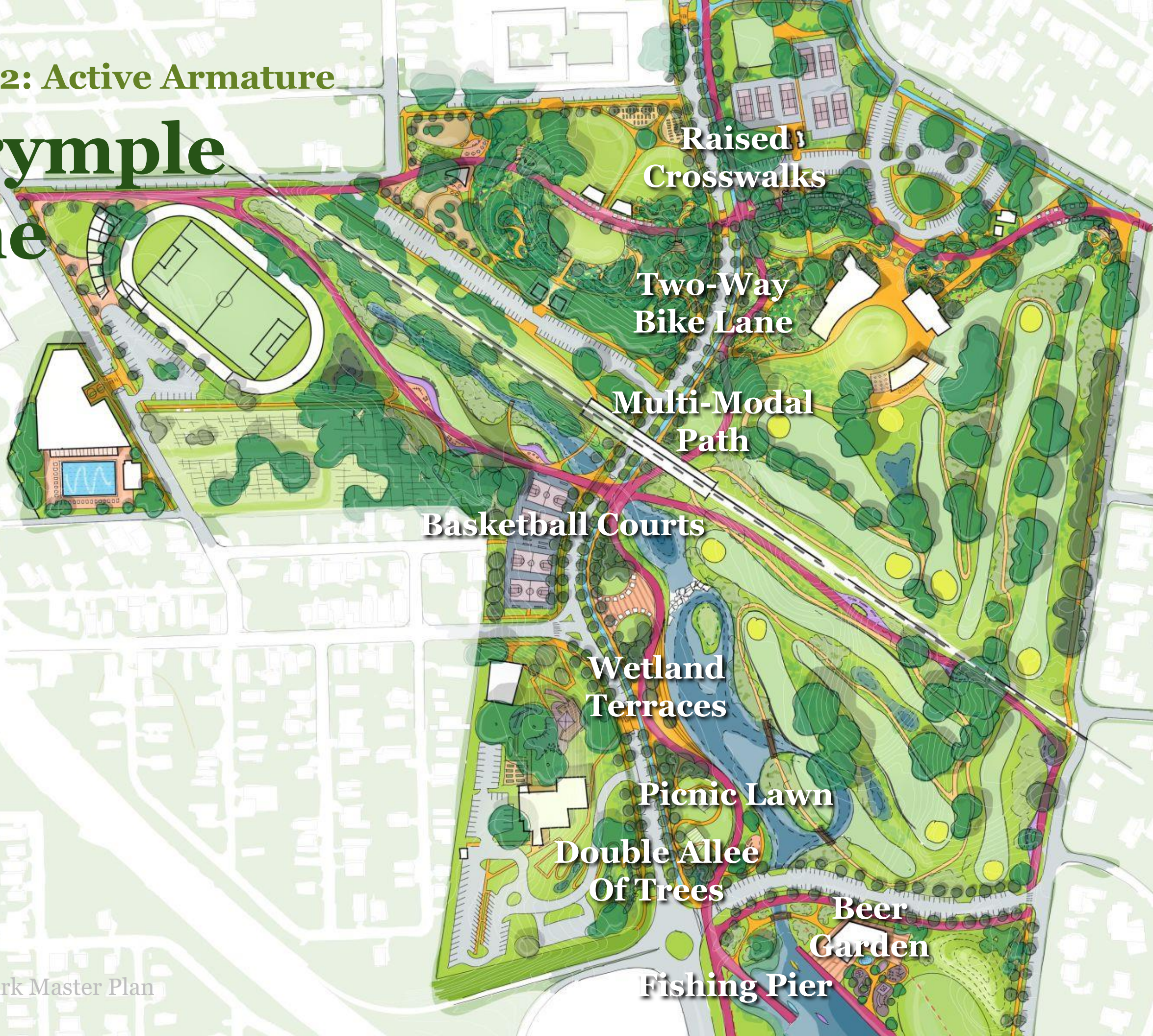
# PASSIVE EXPLORATION

Utilize east-west connectors to provide continuous experience across the park that highlight the unique landscape features of place



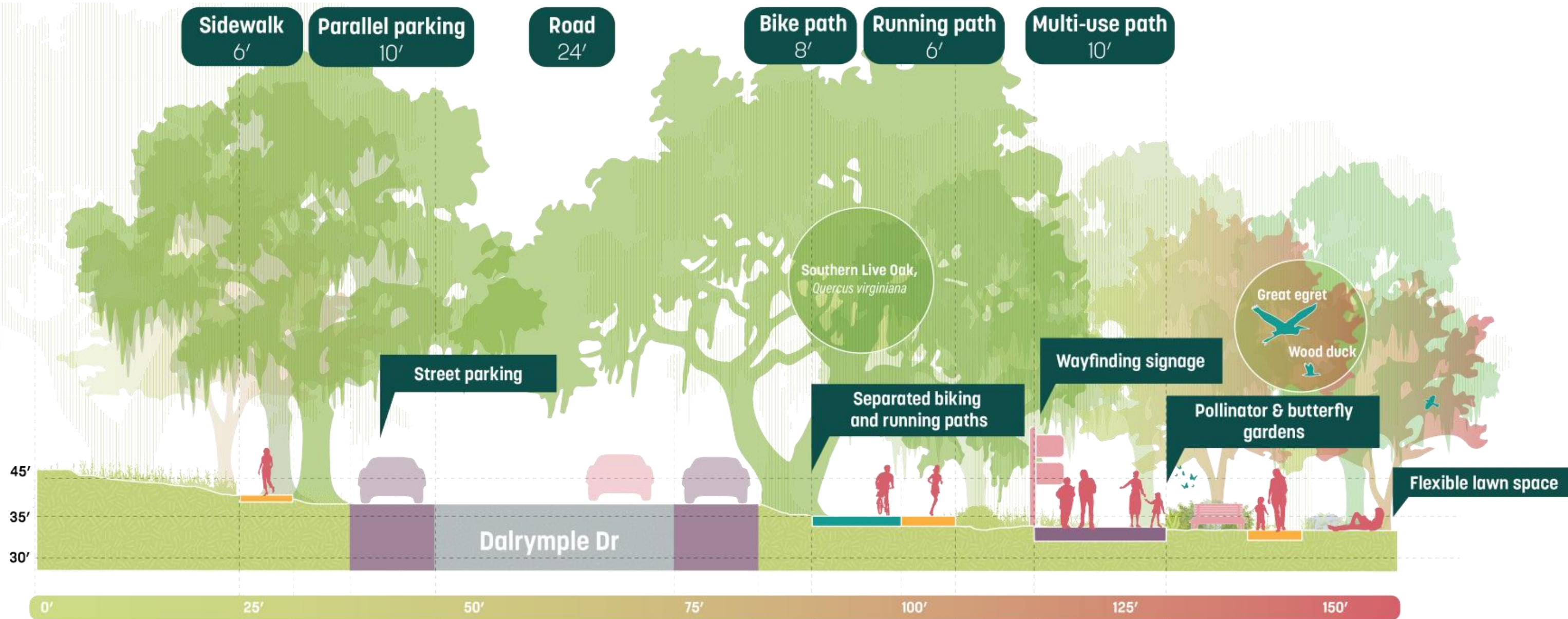
Concept 2: Active Armature

# Dalrymple Spine



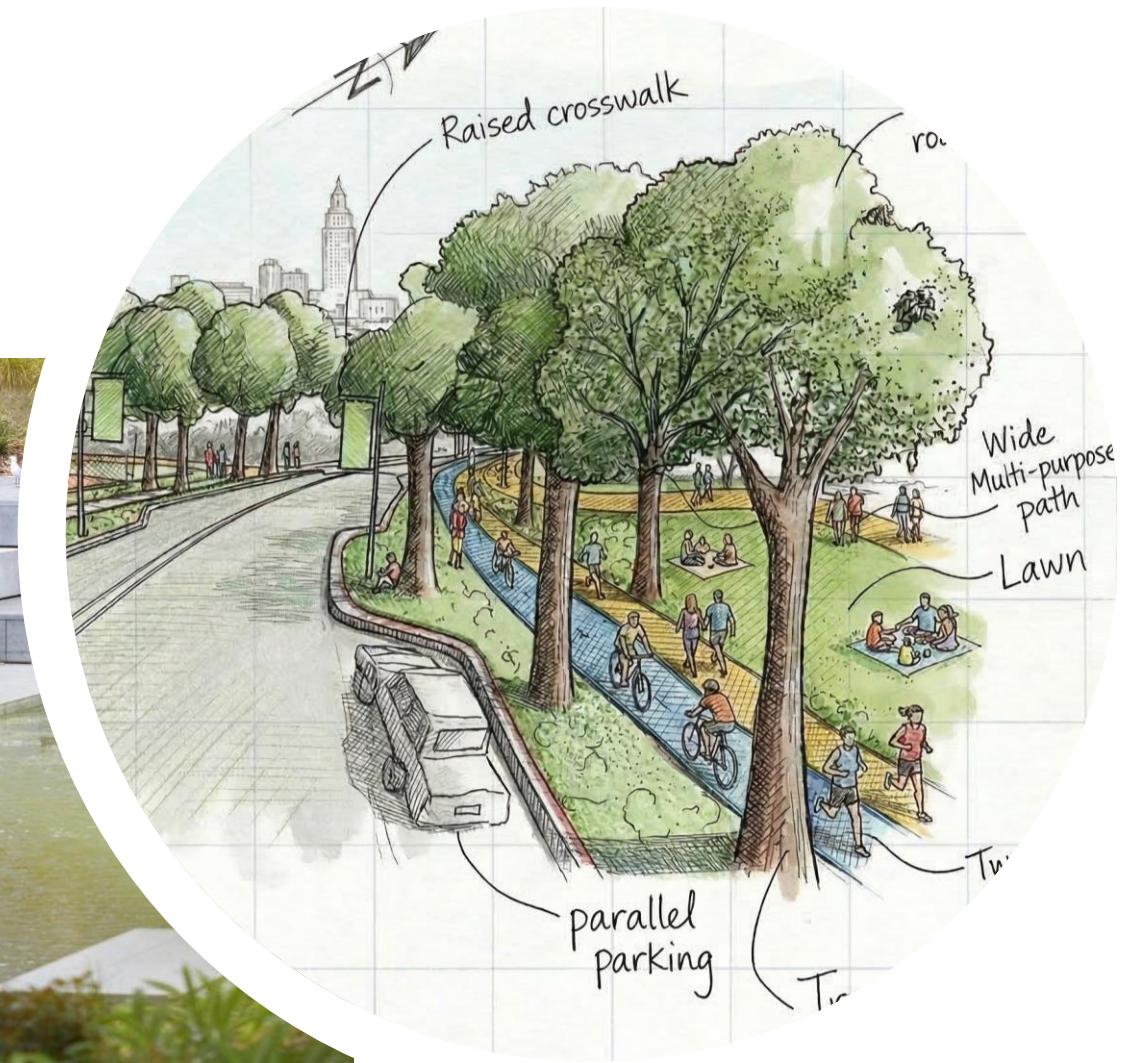
## Concept 2: Active Armature

# Dalrymple Spine

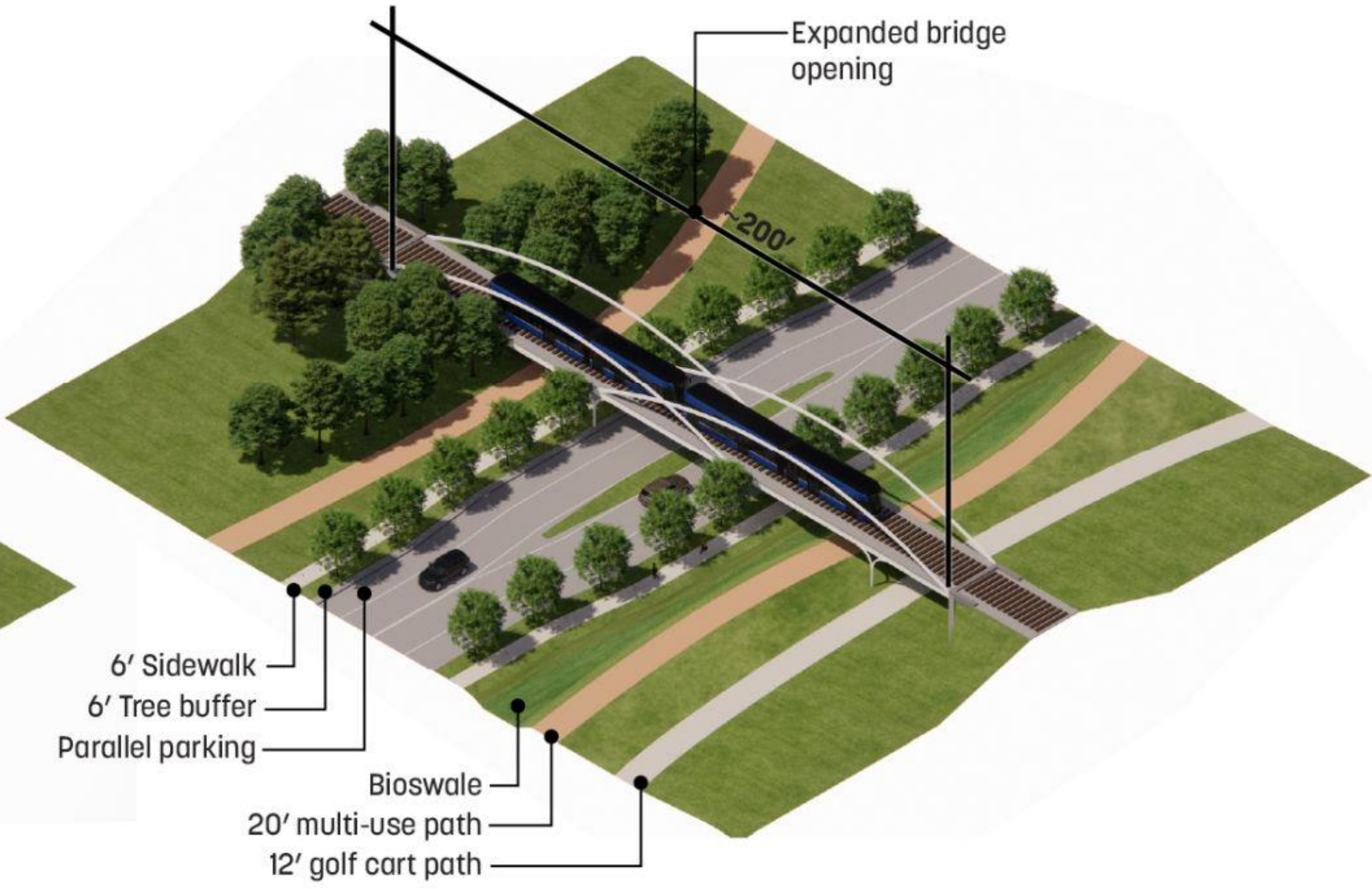
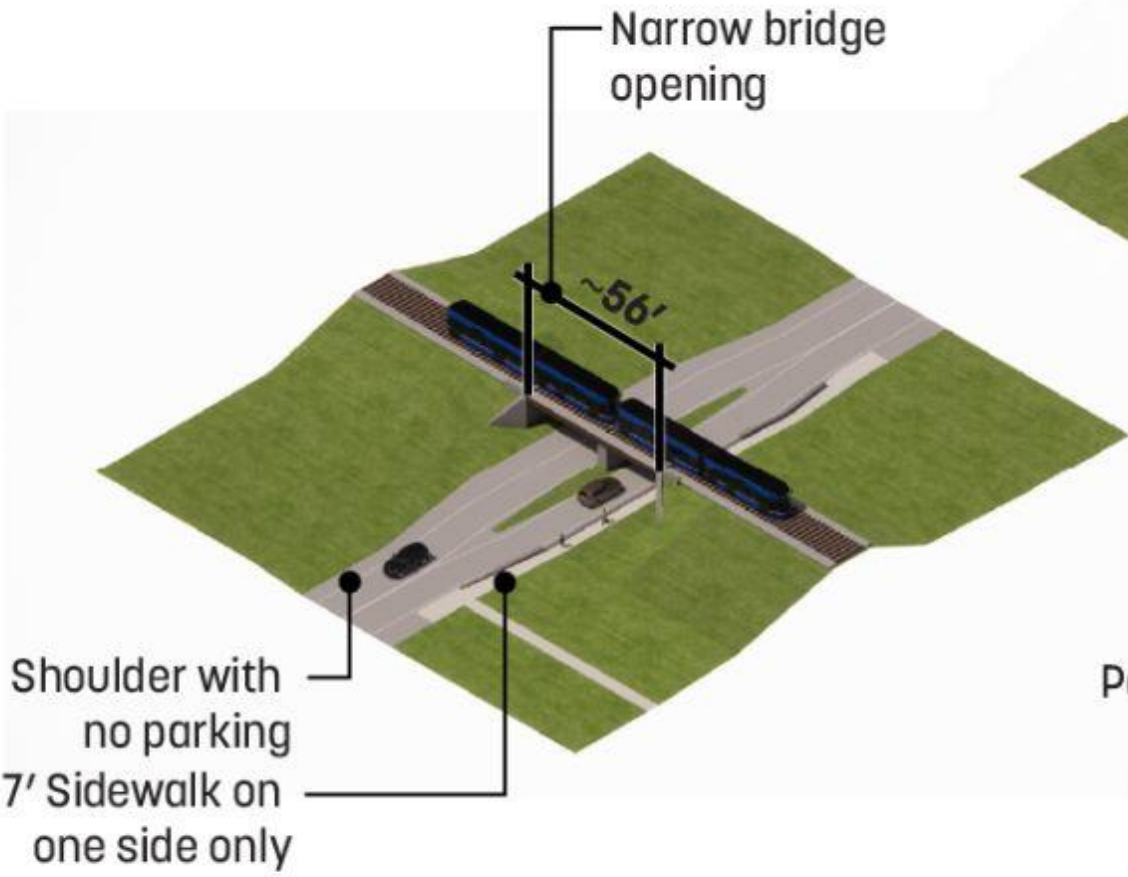


# Concept 2: Active Armature

## Dalrymple Spine



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



**Concept 2: Active Armature**

# Art & Gardens



Existing Croquet

Existing Tennis

Community Garden

Flex Lawns

Expanded Parking

Botanical Picnic Experience

Rentable Pavilions

Raised Crosswalk

Art & Market Walk

Event Lawn

Rentable Meeting Spaces

Putting Green

BR Gallery & Clubhouse

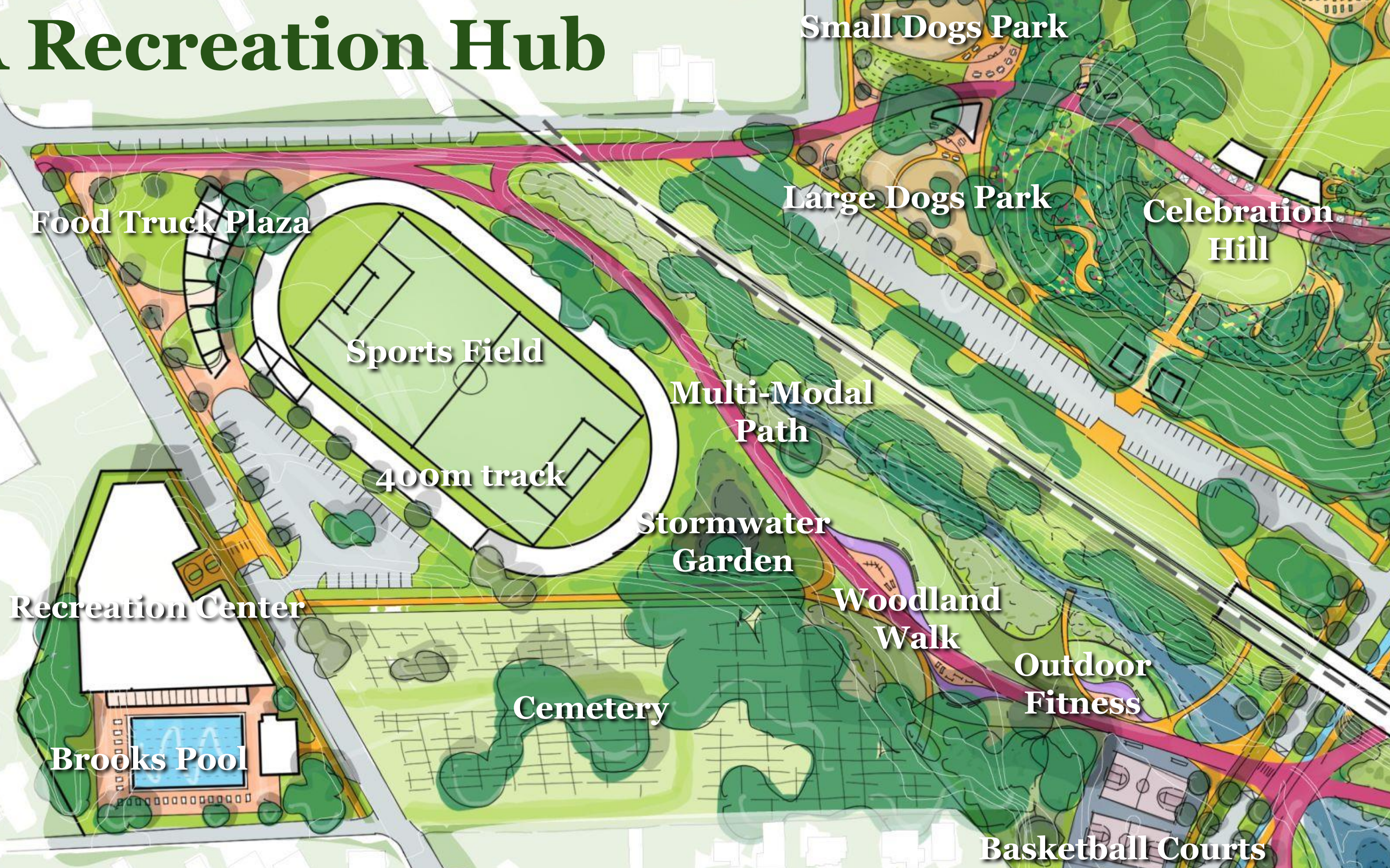
# Concept 2: Active Armature

## Art & Gardens



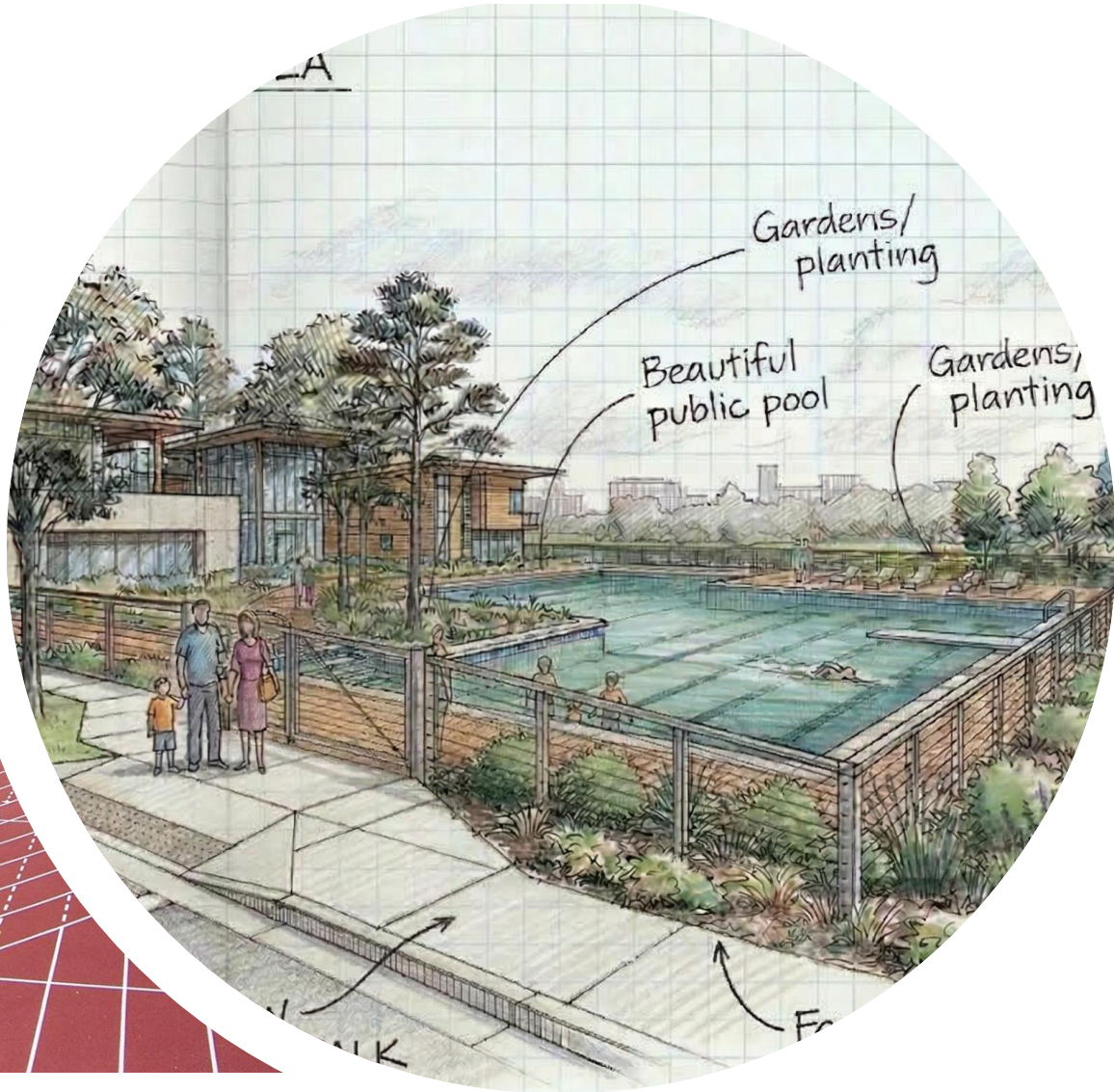
**Concept 2: Active Armature**

# **A Recreation Hub**



# Concept 2: Active Armature

## A Recreation Hub



A detailed landscape architectural plan for a waterfront park. The plan features a central blue water body with a winding path. Various green spaces are delineated with different shades of green and yellow, representing different types of vegetation and lawn areas. A pink path runs along the water's edge, and a blue path winds through the park. Several buildings are shown in white with black outlines, and a parking lot is visible on the left. The plan is annotated with various labels for different features and zones.

**Nature Play**

**Wetland Terraces**

**Expanded Bayou and Wetland Edge**

**Shaded Picnic Lawn**

**Stormwater Story Trail**

**Lakefront Beer Garden**

**Adventure Playground**

**Fishing Pier**

**Flexible Lawn**

**Lakefront promenade**

**Concept 2: Active Armature**

# **Lakefront Experience**

# Concept 2: Active Armature Lakefront Experience





## 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*

## City Brooks Park Alternatives

# Key Discussion Questions

1. Are the two current alternatives the right direction or should we develop an additional two alternatives given the push back being seen from both sides?
2. Should we develop an alternative that fully removes golf?
3. Should we develop an alternative that keeps golf exactly the same?



# UNIVERSITY LAKES SYSTEM GOVERNANCE & O+M PLAN

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**Preliminary Recommendations for Overarching Governance Structure**

# 2.4 Special Committee Direction



Direction from Last Discussion

Jurisdiction



Revenue & Funding



Maintenance & Security



Implementation



Philanthropy



Design Consistency



Capital Projects



# What is Our Recommendation to the Committee?

1. Pursue one unified conservancy to manage the full Lakes System and City-Brooks Park. BREC, LSU, and the City would maintain ownership.
2. Pursue a new Economic Development District that captures property tax and sales tax to fund a percentage of ongoing operations
3. LSU, the City-Parish, and BREC pay an existing pro-rata share of expenses.
4. Upon maturity, this organization would take over day-to-day maintenance and operations, all capital planning and construction, programming, fund raising, and financial management.
5. The public oversight would come from two separate boards, the EDD and the Conservancy, which would have authority over direction and funding.

## UL Governance & O+M Plan

# The What and Why of a Conservancy

This is not about privatizing public space. This is about providing resources, through creative measures, to serve the Community.

The screenshot shows the Hermann Park Conservancy website. At the top left is the logo with a tree icon. To the right is a navigation menu with links: Maps, Hours, Donate, Purchase Amusement Tickets, Calendar/Events, About, Visit, Plans & Projects, Rentals & Permits, and Support. The main banner features an aerial view of the park with the text: "ENVISIONING THE NEXT 20 YEARS" and "HPC is embarking on an update to Hermann Park's master plan to ensure our treasured green space meets its needs for the future." Below this is a "Find Out More" button. Underneath the banner is a "Park Announcements" section with two featured articles: "Voices and Visions: A Community Survey on Judson Robinson Jr." and "Reflections and Possibilities: A Survey on the Japanese".

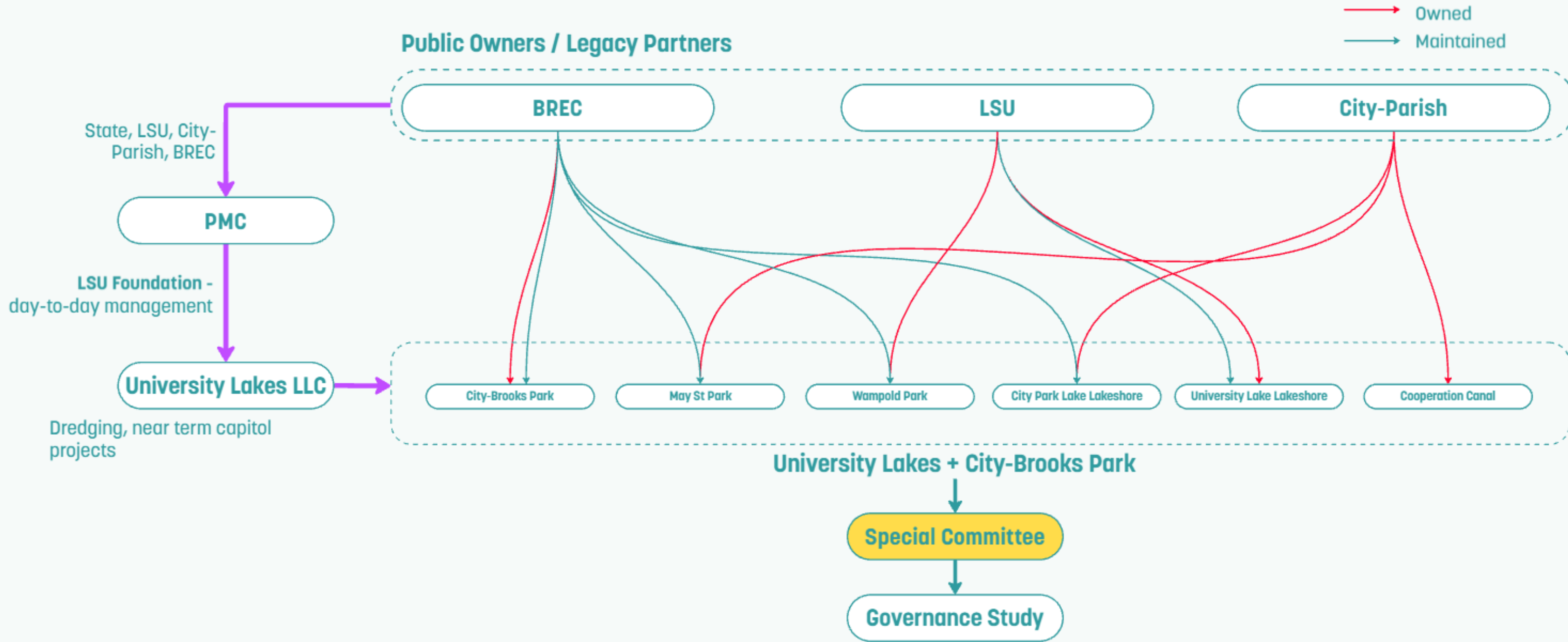
The screenshot shows the Centennial Park Conservancy website header. It includes a blue banner with the text "Nashville Earth Day Festival is Apr. 18th". Below this is the logo and a navigation menu with links: Park, Parthenon, Programs, and Calendar.

The screenshot shows the main content area of the Centennial Park Conservancy website. It features a large photograph of a tree-lined path leading to a lake. Overlaid on the bottom left of the image is a white box with the text: "Welcome to Centennial Park" and "Where Nashville Grows".

The screenshot shows the Scissortail Park website. At the top left is the logo with a bird icon. To the right is a search bar with the text "Enter keywords ..." and a "Menu" icon. The main content area is split into two sections. The left section features a photograph of a "Night Market AT SCISSORTAIL PARK" with colorful lights and a Ferris wheel. The right section features a photograph of people roller skating on a "Scissortail Park Sky Rink" with the text "NOW OPEN!" and a "LEARN MORE" button.

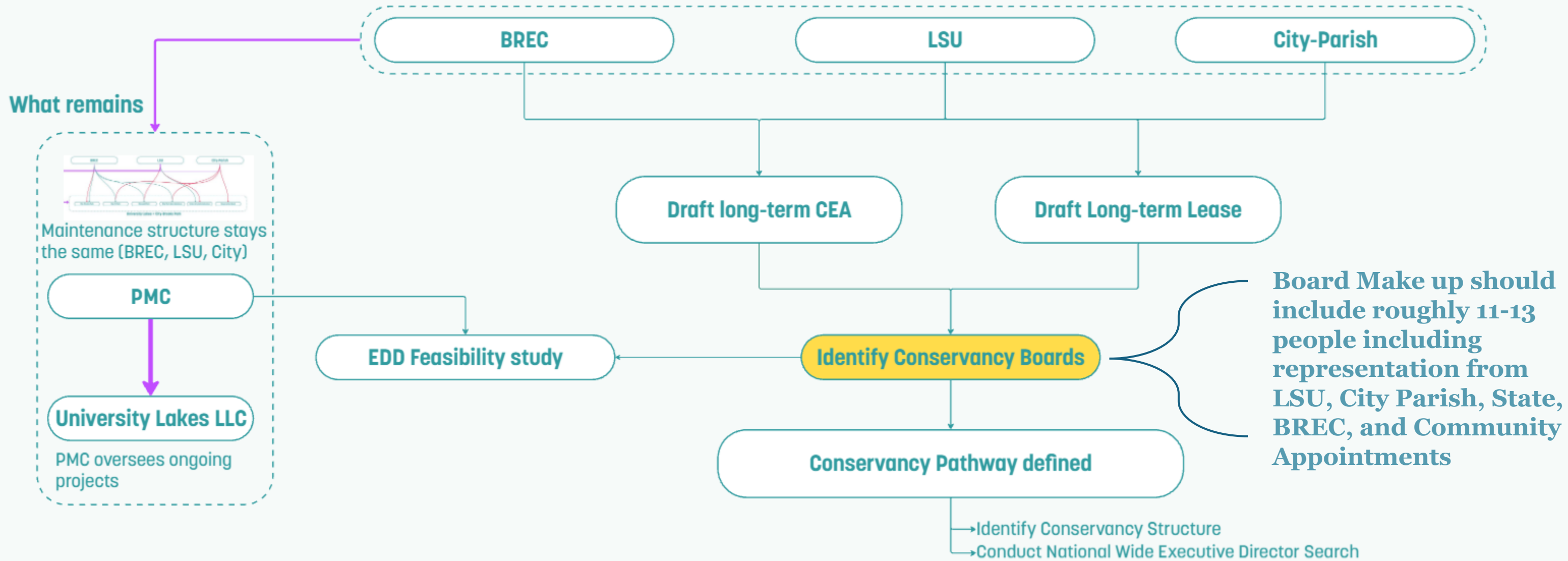
# Governance Recommendation

## Existing Structure



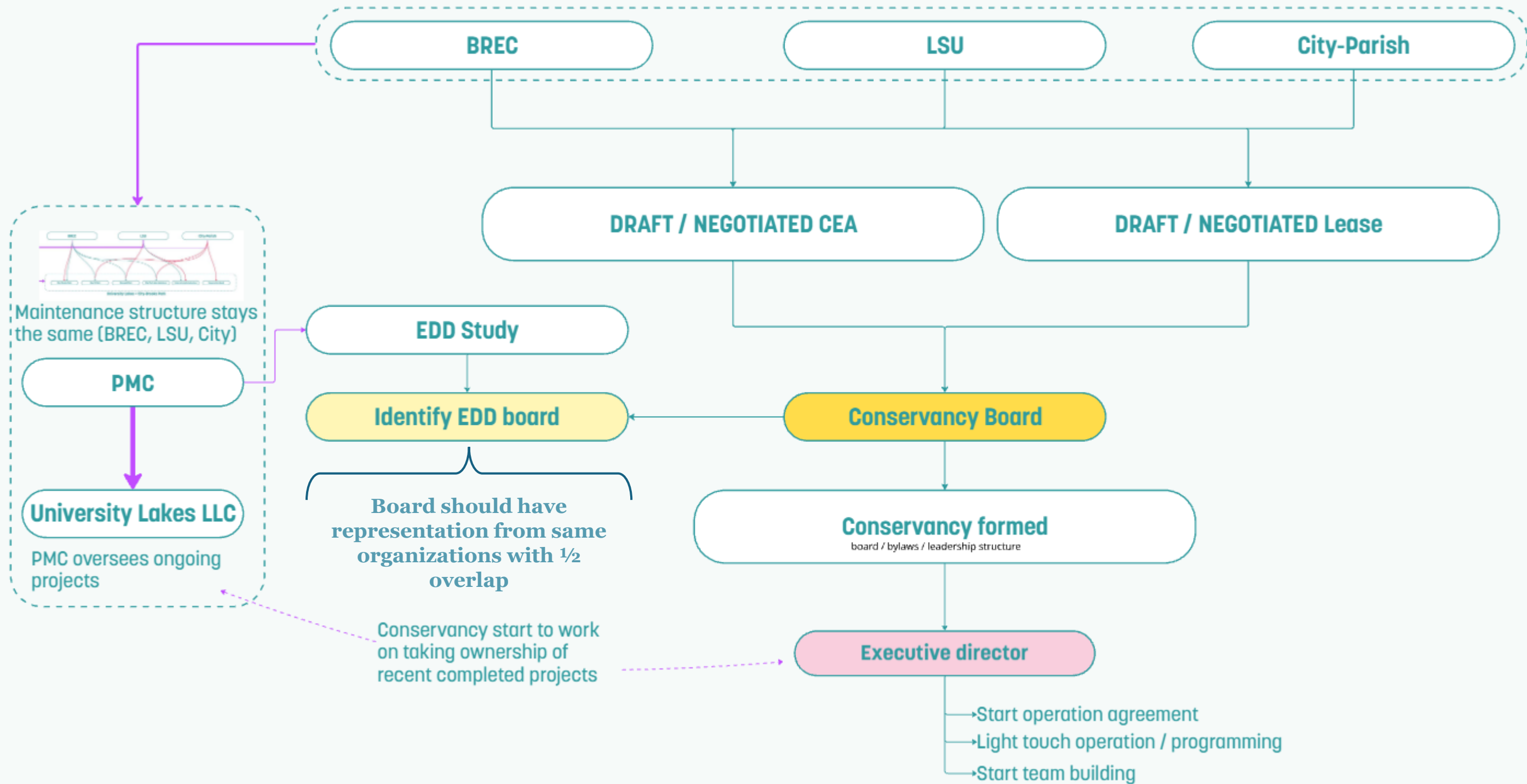
## Governance Recommendation

# Immediate Action– Define Contracts + By-Laws, and Legislation



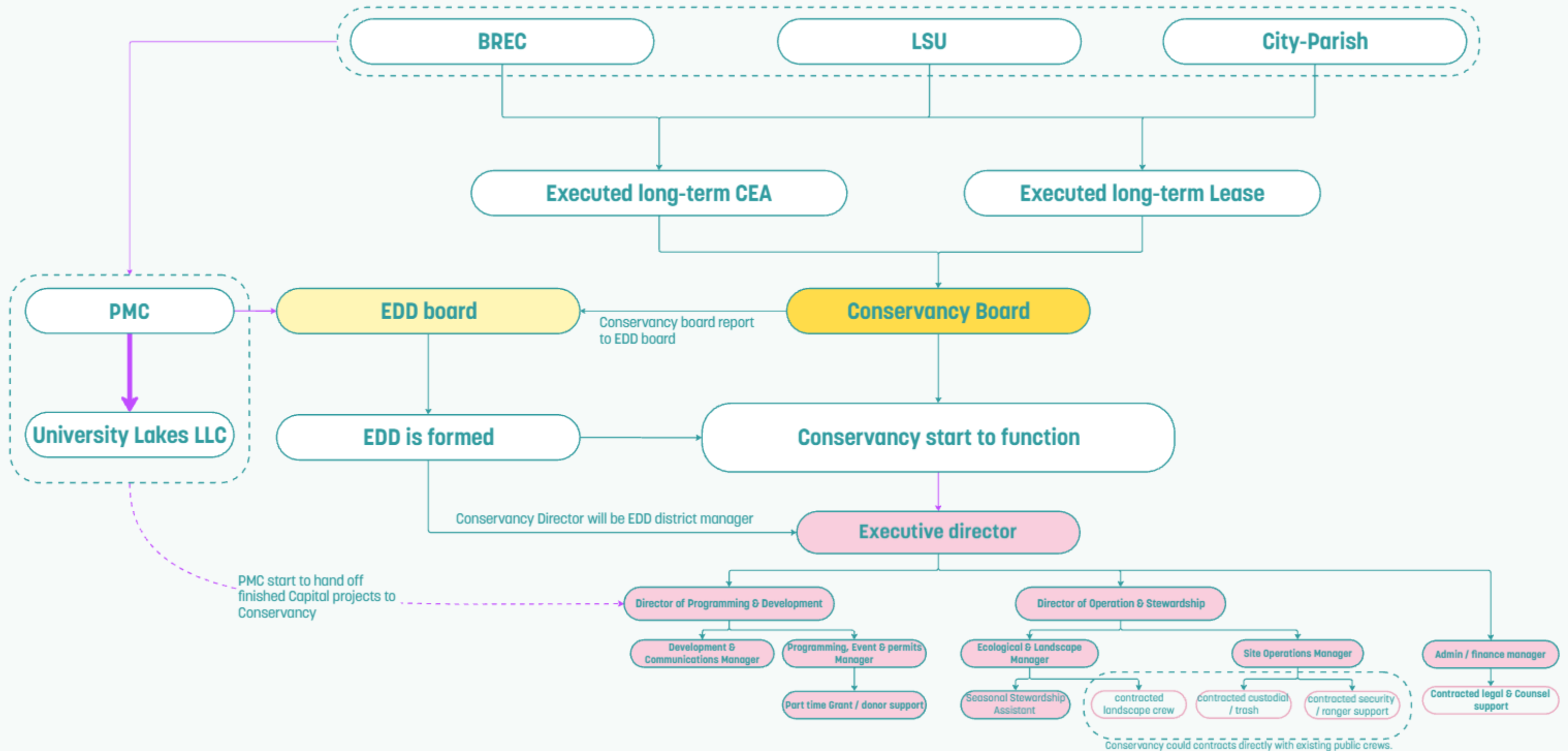
## Governance Recommendation

# Year 1 – Start Up of Conservancy. Capitol Campaign



## Governance Recommendation

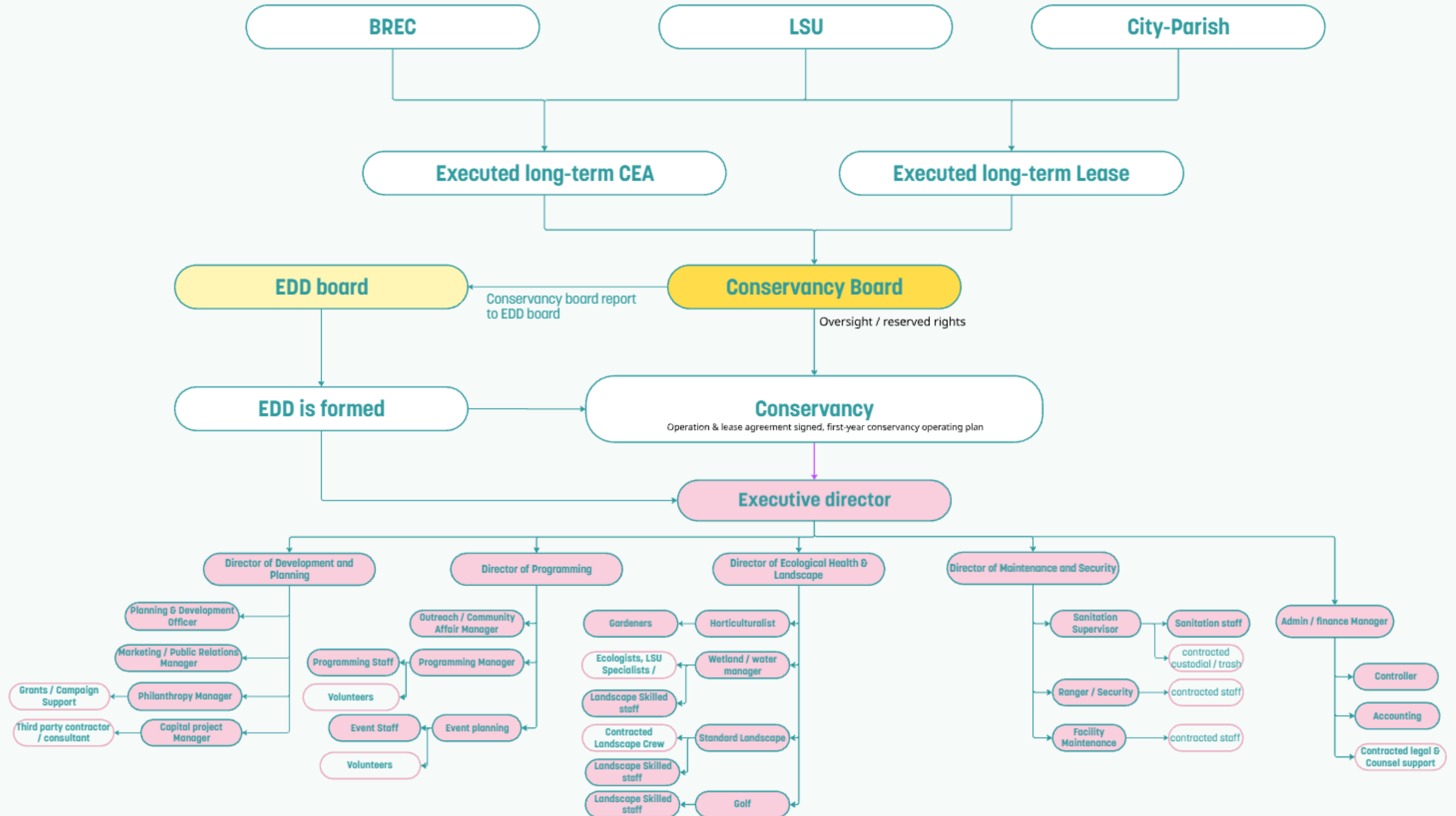
# Year 2 – Build Out of Team. Assume Day-to-Day Responsibility of Operations





# Governance Recommendation

# Year 4 – Fully Functional Sustainable Governance Model



# Organizational Overviews

### New Orleans City Park

In 2022, the New Orleans City Park Improvement Association granted the newly formed City Park Conservancy authority for park management via a **CEA**. “Friends of City Park,” established in 1979, was absorbed.



### Audubon Nature Institute (NOLA)

In 1988, the Audubon Commission granted authority to the Audubon Nature Institute to manage the parks and Zoo via a **CEA**. “Friends of the Zoo,” established in 1975 and incorporated in 1988, became the Institute.



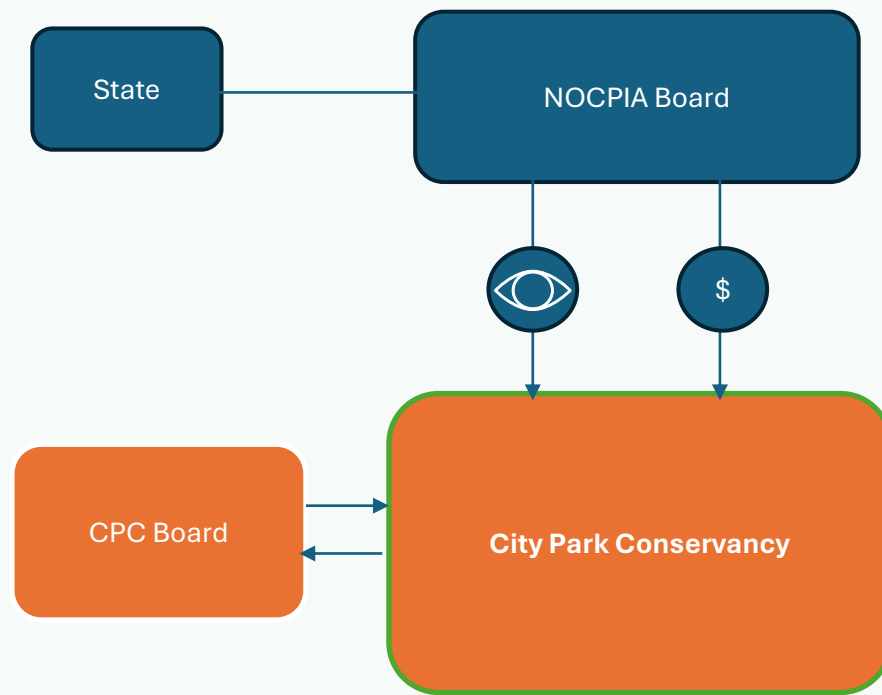
### Waterloo Greenway (Austin, TX)

In 2014, the City of Austin, Waller Creek LGC, and the Waterloo Greenway Conservancy sign a **Joint Development Agreement** authorizing Conservancy-led management of the parks with the **LGC** as the coordinating body.



## Governance Structures

### New Orleans City Park



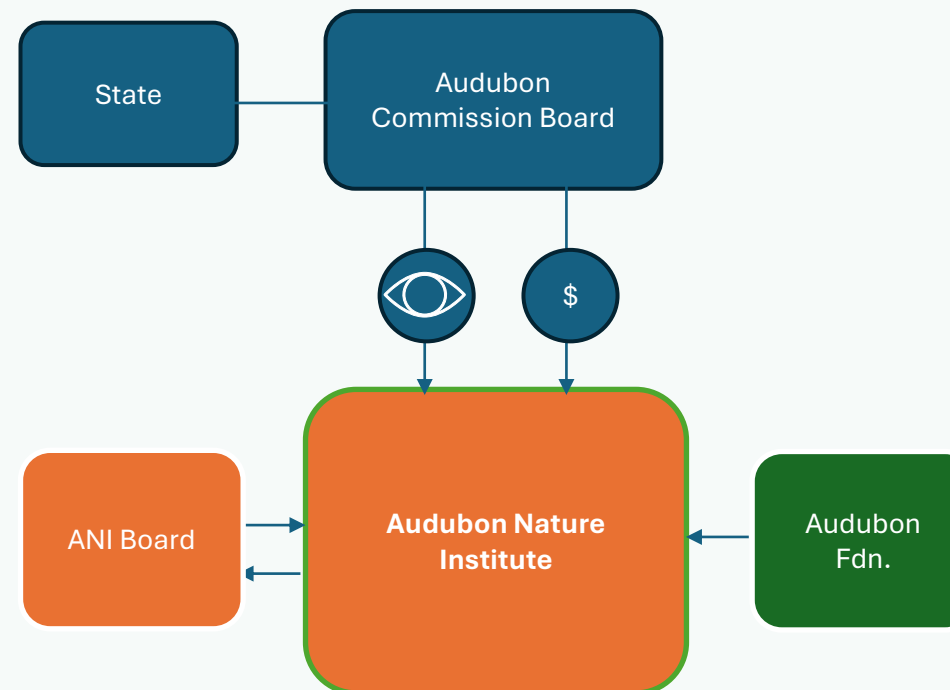
#### NOCPIA

- State commission overseeing park performance and Master Plan implementation.
- Retains title to all land and assets.
- Collects tax & lease revenue, transfer to CPC.

#### CPC

- 501(c)3 overseeing all management via CEA.
- Raises private funding and collects earned revenue from concessions/amenities/events(staffed in-house).

### Audubon Nature Institute (NOLA)



#### Audubon Commission

- State commission overseeing park & zoo facilities performance and Master Plan implementation.
- Retains title to all land and assets.
- Collects tax & lease revenue, transfer to ANI.

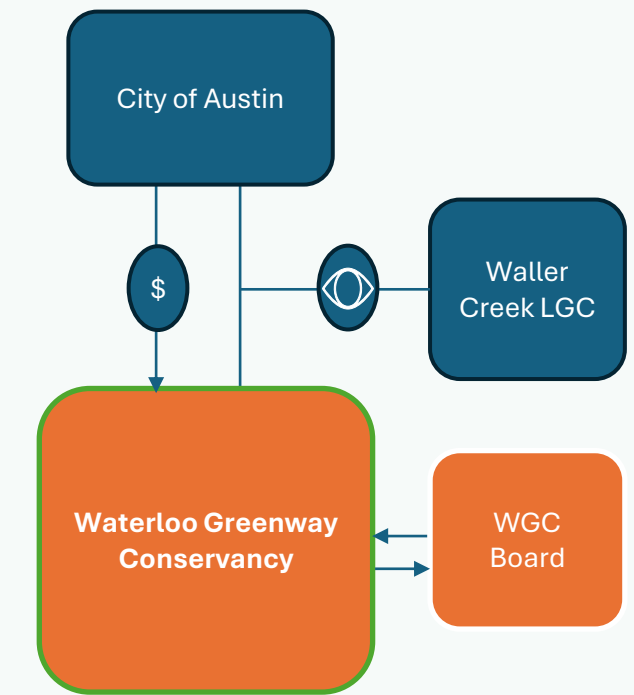
#### ANI

- 501(c)3 overseeing all management via CEA.
- Collects earned revenue from concessions/amenities (staffed in-house).

#### Audubon Foundation

- Raises private funds for ANI.

### Waterloo Greenway (Austin, TX)



#### City of Austin

- Provides design/construction funding via TIRZ, council appropriations.
- Retains title to all land.

#### Waller Creek Local Government Corporation

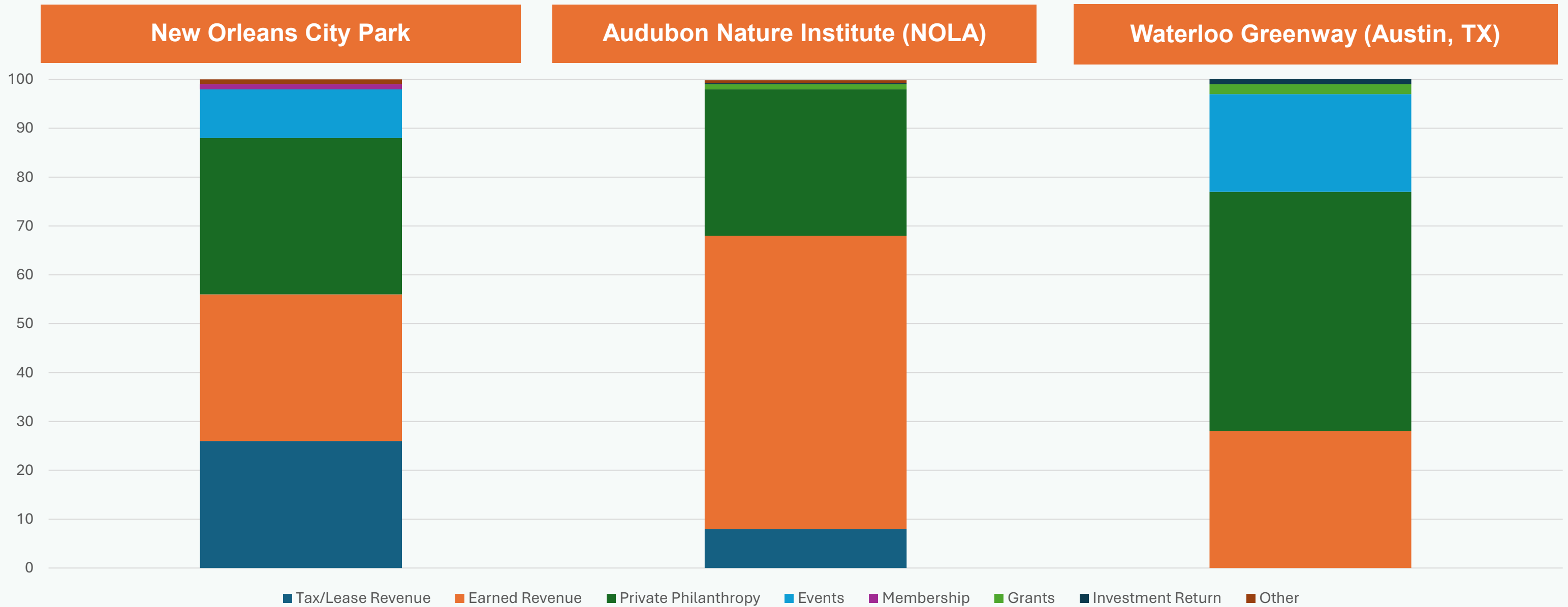
- Formal mechanism for communication and collaboration between City & Conservancy.

#### Waterloo Greenway Conservancy

- 501(c)3 overseeing all management and implementation of design plan via JDA.
- Raises private funding and collects earned revenue from events and philanthropy.

# Governance Case Studies

## Operating Budgets



**Note:** Much of the tax revenue received by CPC via NOCPA cannot be used to support maintenance.

**Note:** CPC staffs all amenities, including its amusement park, golf course, and event spaces in-house.

**Note:** The Institute’s operating budget includes all Audubon facilities, including the Zoo and Aquarium.

**Note:** 54% of philanthropic revenues were raised by the Audubon Foundation and transferred to the Institute. Differentiation of philanthropic revenue sources not provided.

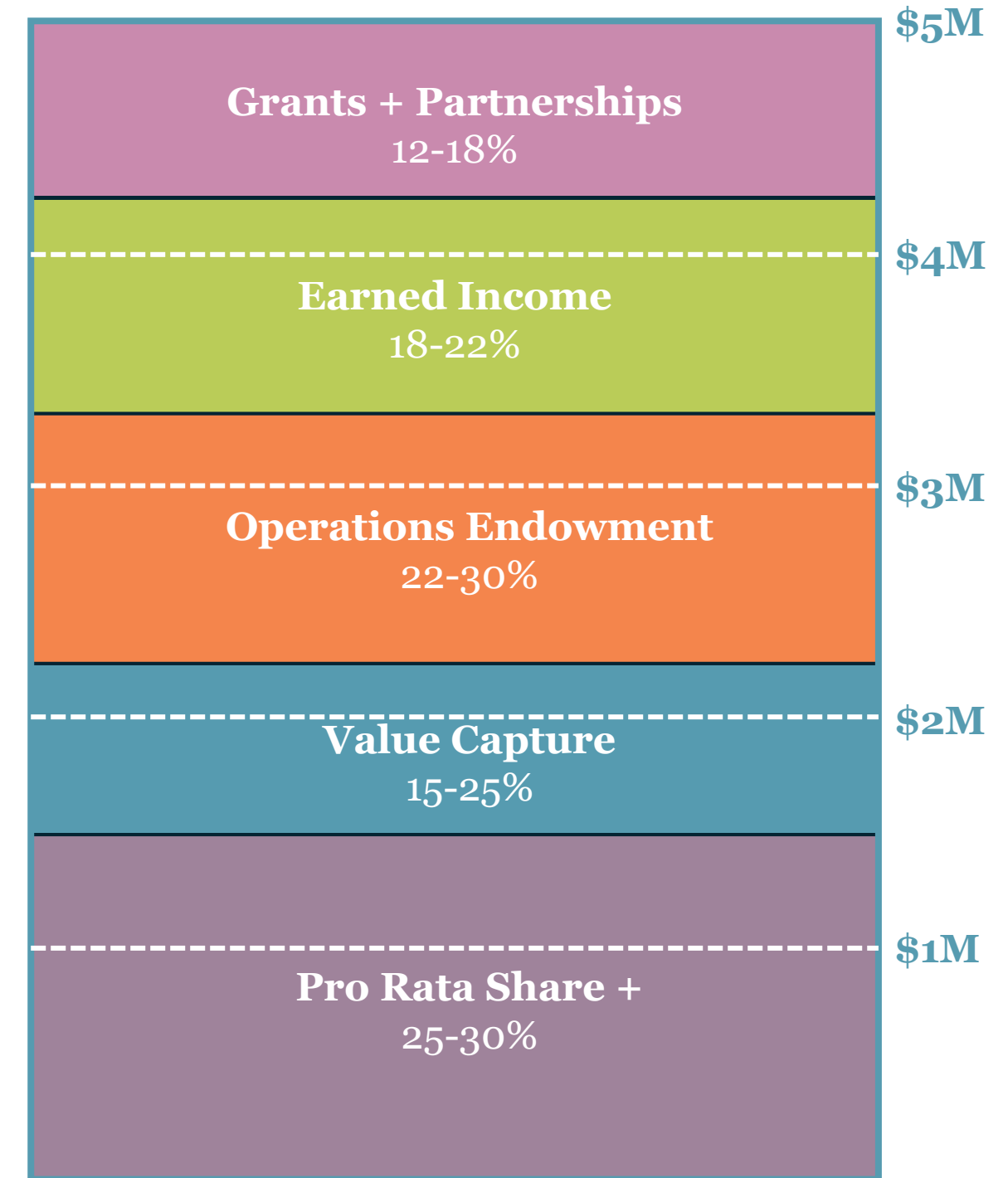
**Note:** Contributions from the Tax Increment Reinvestment Zone paid directly by the City to fund capital improvements and therefore do not figure in the Conservancy’s general operating budget.

## Governance Recommendation

# Tentative Operation Sources and Uses

- It is estimated that the full conservancy would need an operating budget of approximately \$5-6M at full build out for City-Brooks Park and the University Lakes System
- The current estimated expenses of all parties is roughly \$1,000,000 annually. This model assumes a 50% increase to around \$1.5M to assist specifically in the early years
- This model assumes roughly \$500k collected annually from the Economic Development District
- This model assumes roughly \$1M annually from an operational endowment which would require an initial gift of \$20-30M
- This model assumes roughly \$750k-\$1M in earned income from rentals, leases, events, and other revenue sources such as restaurants, pavilion rentals, kayak rentals, golf, etc. For example, the golf course currently makes \$500k in revenue.
- This model assumes \$250-500k in grants that would come from various levels.

**It is important to note that this could go up and down through the years and that there will also be larger maintenance requirements particularly in maintaining the Lakes water system that will need to happen every 5-20 years that should be considered capitol expenses. This will be outlined in the maintenance plan.**



## Governance Recommendation

# MAINTENANCE PROJECTION

### LANDSCAPE MAINTENANCE PROJECTION FOR UNIVERSITY LAKES

NRPA Levels of Service:		Level 1	Level 2	Level 3
Lake	Shoreline Area (acres)	1 FTE per 20 acres	1 FTE per 30 acres	1 FTE per 50 acres
City Park Lake	17.5	0.86	0.58	0.35
Lake Erie	1.02	0.05	0.03	0.02
University Lake	38.35	1.92	1.28	0.77
Lake Crest	0.35	0.02	0.01	0.01
Campus Lake	4.34	0.22	0.14	0.09
College Lake	0.95	0.05	0.03	0.02
Corporation Canal	8.2	0.41	0.27	0.16
<b>Total Area (ac.)</b>	<b>70.71</b>	<b>3.54</b>	<b>2.36</b>	<b>1.41</b>
	<b>Cost Per FTE</b>	\$150,000.00	\$150,000.00	\$150,000.00
	<b>Total Annual Cost</b>	\$530,325.00	\$353,550.00	\$212,130.00
	<b>NRPA Upper Quartile</b>	<b>\$751,576.59</b>		

Owners/Partners are currently spending approximately \$350K on landscape maintenance.

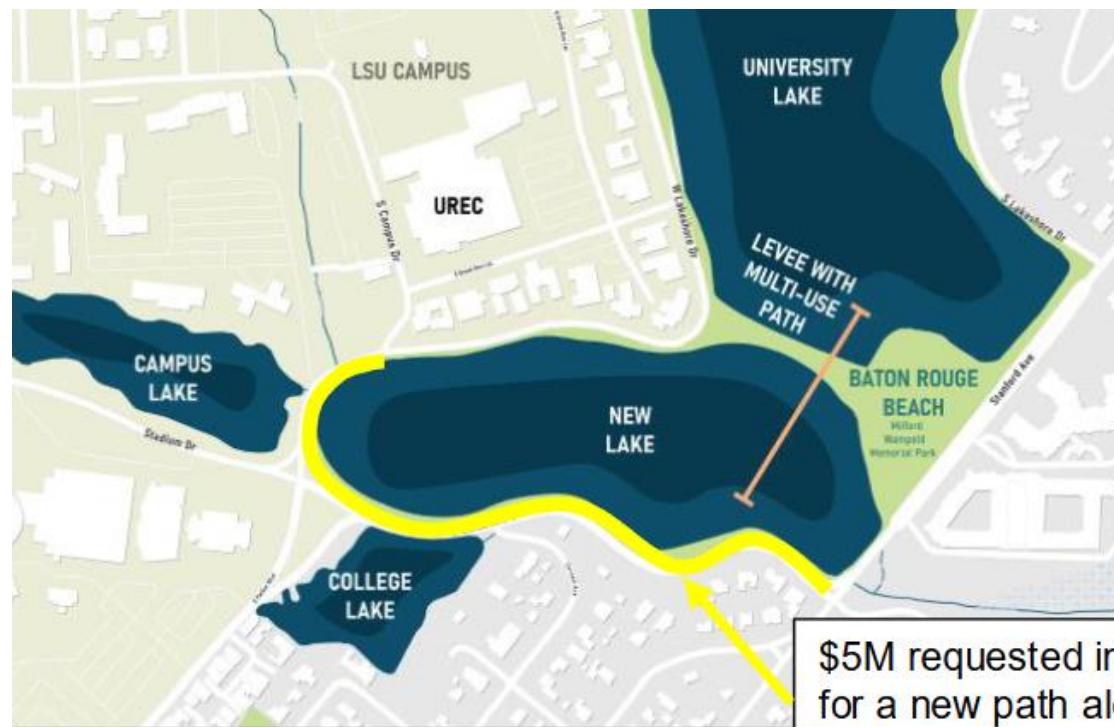
## Capital Projects

# What the Existing PMC is Looking to Deliver

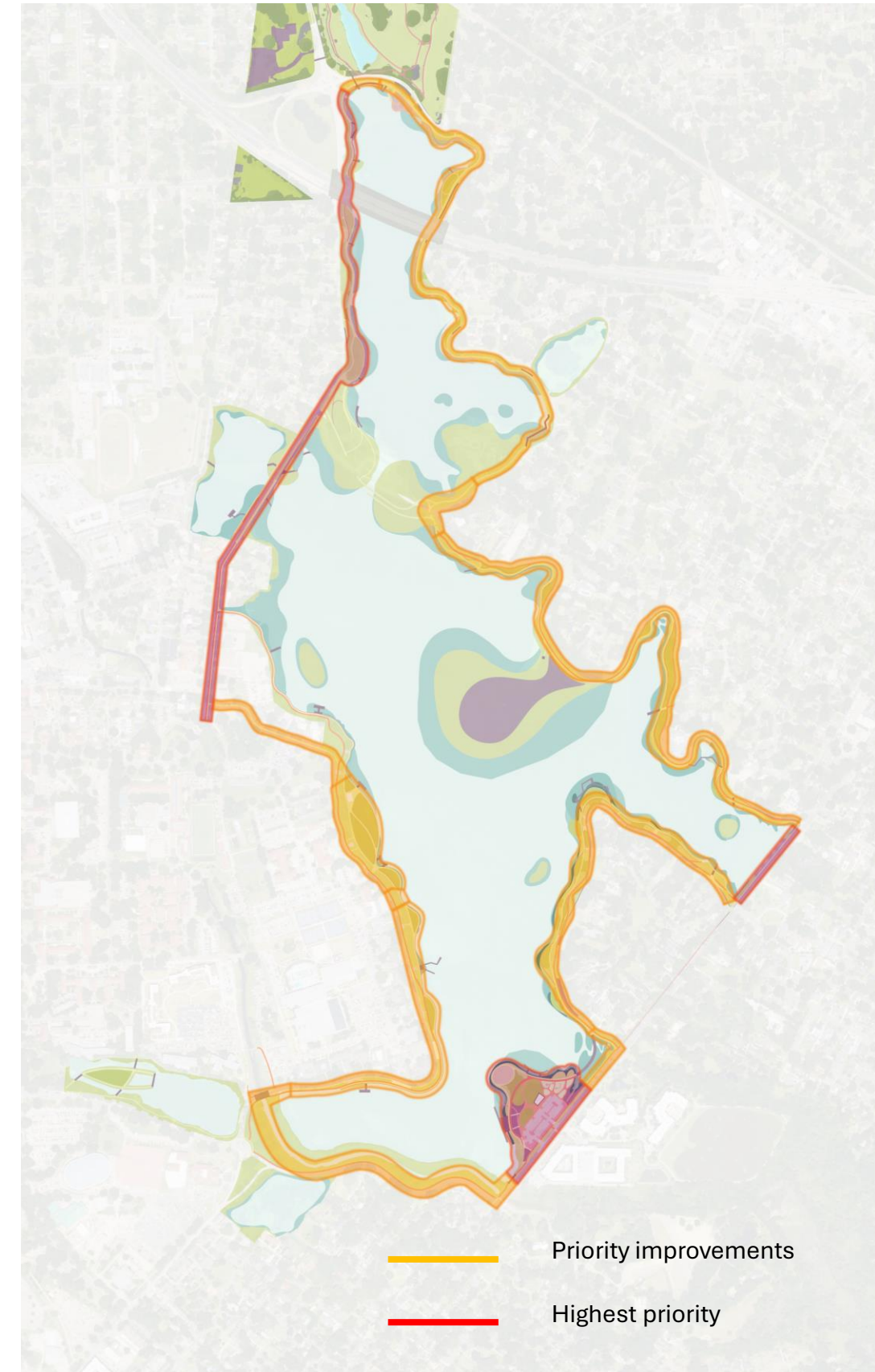
- The existing PMC recently approved prioritization of approximately \$50-60M in capitol expenses which aligns with what this special committee has supported.
- This includes major pathway infrastructure, Wampold Park, and Corporation Canal.
- There is currently \$15-20 Million of funding already appropriated for these efforts.
- These priorities are a good effort to stay focused on over the next 5 years.

SHARED USE PATHS	ESTIMATED COST
Dalrymple SUP: E. Lakeshore to W. Lakeshore	\$5,460,050
Stanford SUP: S. Lakeshore to E. Lakeshore	\$881,013
W. Lakeshore SUP: Stanford to S. Campus	\$2,604,007
E. Lakeshore SUP: May St. to Stanford	\$6,123,598
E. Lakeshore SUP: May St. to Dalrymple	\$5,658,557
W. Lakeshore SUP: Dalrymple to S. Campus	\$5,176,788
Stanford SUP: <u>Wampold</u> Park Connector	\$1,104,054
<b>TOTAL COST FOR PATHS</b>	<b>\$25,904,014</b>
<u>Wampold</u> Park Improvements	\$14 – 16M

This would bring the total investment in the University Lakes System up to **\$120-130M** in capitol.



\$5M requested in P5 is for a new path along W. Lakeshore



— Priority improvements  
— Highest priority

## Capital Projects

# What Would be Remaining?

- What would be remaining is any funding for City-Brooks Park, “finished landscape investment” across the lakes, additional park nodes around the lakes, and amenities, across the lakes system.
- Detailed Examples would include:
  1. Park node on Southern Edge of City-Brooks Park (including pedestrian bridge to knock-knock)
  2. Full Build Out of LSU Node across from Lod Cook
  3. District Wide Signage, Furniture Standards
  4. “Park-Like Landscape” across the Lakes System

This would leave about **\$60-100M** in to reach “full-build out”



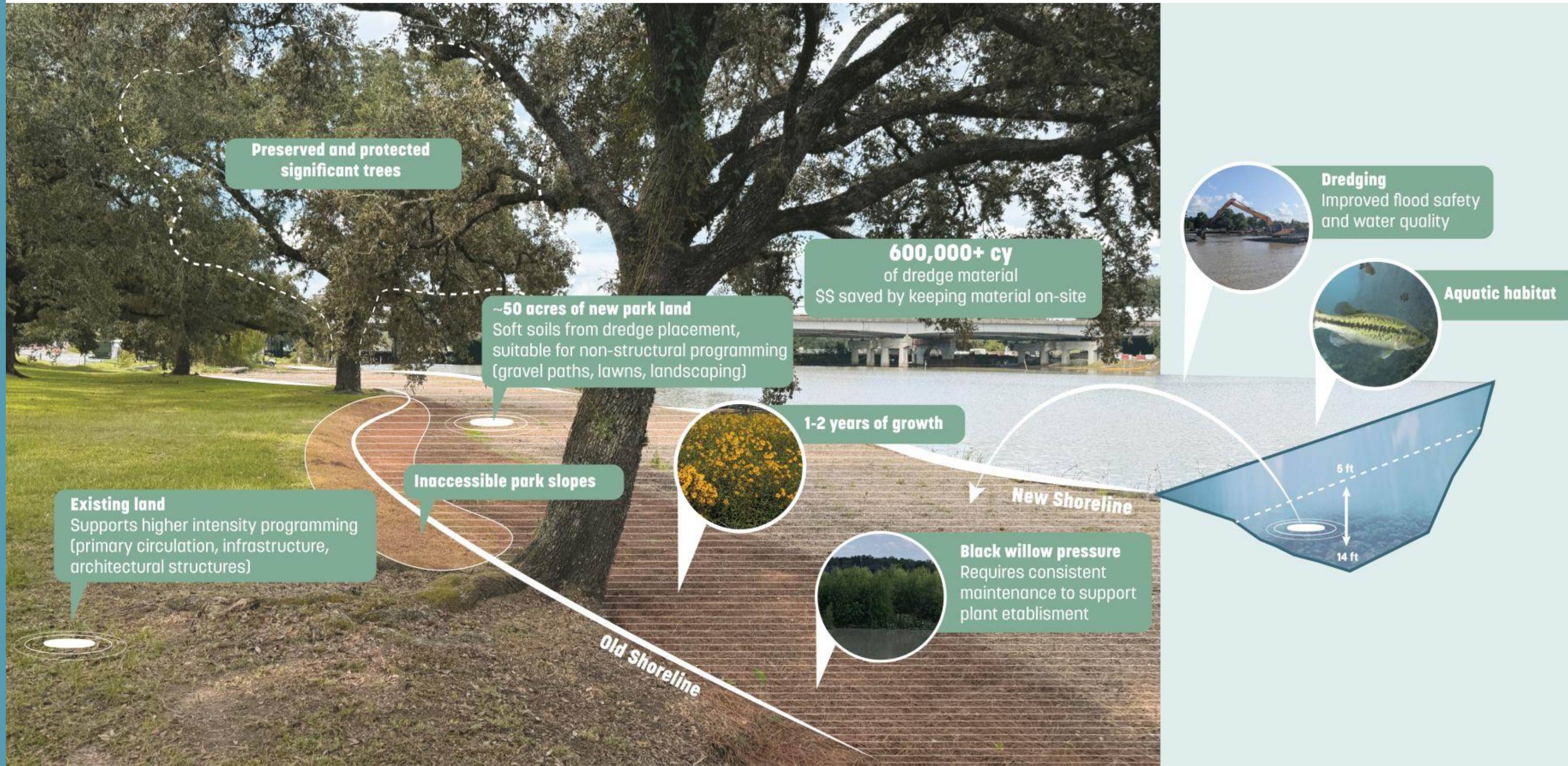
The Fact that all that has been done has happened is something to be applauded. How we define the future of the Lakes 5, 10, 15 years from now should be part of the long-term governance plan.

**What does the community define as “finished”?**



## Capital Projects

# Current Conditions



# Interim Landscape Establishment



**COMMON RUSH**  
*Juncus, sp.*



**SWAMP MILKWEED**  
*Asclepias incarnata*



**SWAMP SUNFLOWER**  
*Helianthus angustifolius*



**MONARDA FISTULOSA**  
*Wild bergamot*

**Interim native landscape**

**Annually mown to reduce  
weed/tree growth**

*New Shoreline*

# Circulation Improvements



Lighting bollards

Pedestrian path

# Full Buildout

Maintained recreational lawns

Horticultural planting

Fishing pier

Wetland habitat

Established native landscape



## Overall Governance

# Key Discussion Questions

1. We are making the recommendation around governance for a single conservancy to take over full management and oversight of City-Brooks Park and the Full University Lakes System. Does the Committee support this direction, and would they like us to move forward with developing the details of implementation?
2. We are recommending the creation of a new Economic Development District to support annual operating expenses. Does the Committee support this direction, and would they like us to move forward with developing the details of implementation?
3. Outside of what the PMC is going to deliver what else does this Committee believe should define as “Full-Build Out”? Do you stop investing after the next five years or do you keep going?

# Conclusion



SASAKI