

Bossier Plan

Chapter 2

Area Profile

Bossier City and Bossier Parish comprise a dynamic, growing area with a proud past and a future filled with the promise of continued growth. It is a land of opportunity that has evolved from its agrarian roots into a destination for tourism and entertainment. It is also an area that continues to be defined by a major physical feature of the Parish – the Red River – and the major cultural features – Barksdale Air Force Base, and now the riverboat casinos.

These and other traits forge the foundation of the physical, social and economic character of Bossier City and Bossier Parish. They make the City and Parish unique. Understanding this allows area residents and leaders to better envision the strengths and weaknesses of the community, as well as the steps necessary to seek out and achieve the goals and vision for tomorrow.

Creation of the Comprehensive Land Use and Development Master Plan establishes the link between the past, present, and a well-planned future. The Area Profile is the first step toward this linkage and the benchmark against which people may understand how Bossier is changing and gauge its success.

Key Area Trends and Planning Factors

The following key points are highlighted from within this Area Profile chapter:

- ◆ The Bossier area is centrally located among major southwestern cities and is an important transportation hub.
- ◆ Water is a defining characteristic of the area, a source of recreation and basic life support, and also a periodic public safety risk in the form of flooding.
- ◆ Since 1933, Bossier City has been known as the home of Barksdale Air Force Base, one of the largest military installations in the nation and by far the most significant employment generator in the area. The direct impact of Barksdale Air Force Base on the

local economy is estimated to be in excess of \$430 million. The base accounts for 22,000 acres within the Bossier City-Parish Metropolitan Planning Commission (MPC) Planning Area.

- ◆ Bossier City and Parish have continued to gain in population in recent decades, with both growing at a faster pace than statewide rates for Louisiana. The City added nearly 15,000 residents between 1970 and 2000, and the Parish grew by nearly 34,000 persons.
- ◆ As of the 2000 U.S. Census, Bossier City had 56,461 residents, all of Bossier Parish had 98,310 residents, and the MPC Planning Area had an estimated population of 74,836, representing 76 percent of the Parish-wide total.
- ◆ Even with annexation activity by the City in recent decades, unincorporated portions of Bossier Parish continue to show higher rates of population growth than the incorporated city. The most significant residential development has occurred beyond the city limits in the MPC Planning Area.
- ◆ The area's growth, while consistently positive, can vary widely in line with regional and state economic fortunes, such as the booming economy of the 1970s versus the bust era of the 1980s and the recovery of the late 1990s.

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- ◆ The median age within Bossier City dropped slightly from 32.7 to 32.1 years during the 1990s while the median age in all of Bossier Parish jumped from 30.6 to 33.8 years.
- ◆ While the number of persons in retirement age is increasing in both the City and Parish (reflecting the nationwide “graying” of the “baby boomer” generation), the percentage of persons age 65 and older remains lower than at the statewide level.
- ◆ As of the 2000 Census, Whites accounted for just over three quarters of the population in both the City and Parish. The Black population was nearly 20 percent in both cases, and other racial categories represented a very small percentage of the population. The White population declined slightly in the City over the last decade while much of the City’s overall growth was in the Black community.
- ◆ While income data from the 2000 Census are not yet available, earlier data indicate that both Bossier City and Parish are more solidly middle-income areas than Louisiana as a whole, with lower percentages of the population earning either “low” (below \$17,500) or “high” (above \$75,000) incomes.
- ◆ The area economy has become more diversified with strong components in the military, gaming, healthcare, service, and tourism sectors as well as continuing activity in agriculture and mining (oil and gas). The advent of gaming boats and hotels in the 1990s helped to lift the area out of a deep recession and remains a significant source of jobs.
- ◆ Regional employment has been stable in recent years, with a current Bossier Parish unemployment rate in the four to five percent range. Bossier Parish had a 1999 civilian labor force of 36,009 people, of which 7.4 percent were employed in manufacturing while the vast majority were engaged in service jobs.
- ◆ Bossier City and portions of Bossier Parish supply large numbers of workers in Caddo Parish, particularly in Shreveport.
- ◆ Shreveport-Bossier City is the largest gaming market in the state of Louisiana. The gaming sector on both sides of the Red River now employs more workers than Barksdale Air Force Base.
- ◆ Bossier has a stable, expanding housing market, with owner-occupancy rates in the 60-70 percent range and vacancy rates below 10 percent.
- ◆ Housing indicators suggest a strong family-oriented community, with more than 70 percent of residences having family households. Average household size in Bossier City is 2.58 persons and slightly higher in the Parish at 2.63. In both the City and Parish, 20 percent of households have a member 65 years or older.
- ◆ The City and Parish have experienced substantial new home construction in recent years. However, a concern is the limited development of lower-cost housing.
- ◆ In anticipation of continued strong population growth in the coming decades, the Bossier Master Plan will be based on population projections for the MPC Planning Area of 85,000 persons in 2010 and 96,000 persons in 2020. This is a projected growth rate of approximately 13 percent in each of the next two decades and suggests the addition of roughly 10,000 new people from 2000 to 2010 and then 11,000 more through 2020.
- ◆ Bossier Parish has a complex and extensive flood plain that must be factored into nearly all development and infrastructure investment decisions. Areas experiencing the most rapid growth are within flood-prone areas, particularly the large flood zone to the north of Barksdale Air Force Base toward Benton, which only exacerbates drainage problems.
- ◆ Known and potential archaeological sites across the Bossier area, and particularly in “Old Bossier” and near the Red River, can delay land development activities, pose potential environmental concerns from historical substances, and often require pre-development site evaluations.
- ◆ Barksdale Air Force Base clearly impacts the pattern of development in Bossier through noise impacts and flight path protection. At the same time, urban encroachment and land use conflicts could eventually undermine the long-term viability of Barksdale for its appointed function. The future I-69 corridor and associated development could add to this dilemma for Bossier.

Location

Bossier City and Bossier Parish are located in northwestern Louisiana, approximately 20 miles east of Texas and 35 miles south of Arkansas, as indicated in **Figure 2.1, Bossier Parish in Louisiana**. Bossier City covers approximately 38 square miles while Bossier Parish contains 838 square miles. By ground travel, Bossier City is centrally located among major southwestern cities, just three hours from Dallas, Texas, three hours from Jackson, Mississippi, six hours from New Orleans, five hours from Houston, Texas, three hours from Little Rock, Arkansas, and seven hours from Memphis, Tennessee.

Figure 2.1
Bossier Parish in Louisiana



Bossier City and Bossier Parish are located in Northwest Louisiana. Bossier Parish borders Arkansas and is within 20 miles of Texas.

Source: Precision Cartographics

Bossier City is located on the eastern bank of the Red River, across from Shreveport, the largest city in the region. Together, the two cities form a major transportation hub, serviced by U.S. Interstates I-20, I-220, and I-49, and U.S. Highways 71, 79, and 80. Future highway construction plans call for U.S. I-69 to be routed near Bossier City. U.S. I-20, which runs through the heart of Bossier City, is one of the premier east-west transportation corridors in the United States.

Geographically, Bossier City is well positioned on or near these major transportation corridors. The I-20 and I-49 interstates are heavily traveled commercial traffic corridors providing access to the east, west, and south. Another major interstate highway, I-30, lies 60 miles to the north at Hope, Arkansas, and is accessed by Louisiana State Highway 3. This interstate gives

Bossier City access to Memphis, Tennessee and other cities to the northeast.

This transportation infrastructure is of great importance to the future growth of Bossier City and Bossier Parish. The Red River, now navigable to the Port of Shreveport-Bossier, offers the promise of new business ventures in manufacturing and warehousing. Bossier's central location offers the possibility of a wide range of new businesses including warehousing, material distribution centers, corporate regional headquarters, and major retail corporations. Other businesses invariably are created to support large employers and these provide an even greater growth potential. Successful measured growth in Bossier City and Bossier Parish can, in part, be obtained by the acquisition of such businesses.

The planning area of the Bossier City-Parish Metropolitan Planning Commission (MPC) is displayed in **Figure 2.2**.

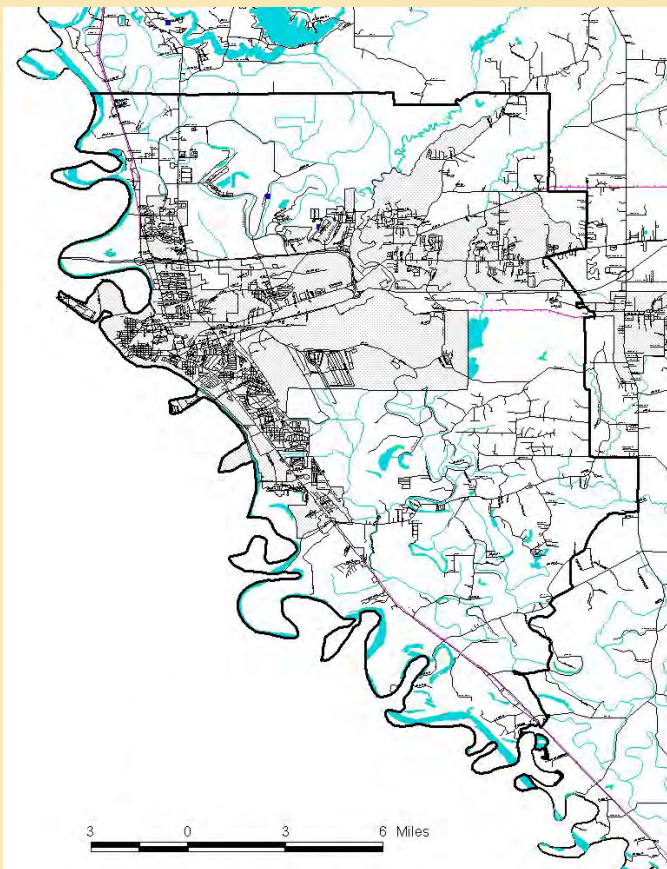
The Role of Water in Bossier's Development

From the outset, Bossier City and Bossier Parish have shared a strong relationship with the Red River and its surrounding aqua system. The river is a physical edge that defines Bossier City. It is also the source of water for area residents. Lakes scattered throughout the Parish provide recreation and conservation opportunities, while also providing an aesthetic location for housing and other development.

Flooding is also a major issue involving area waterways. A significant portion of Bossier City and Bossier Parish lie within the flood plain of the Red River Valley, including many present and future growth areas. This issue will be further discussed in Chapter 8, Utilities and Infrastructure.

Long before Europeans first settled the region, the river formed a giant logjam called the Red River Raft. At one point in time, this obstacle was over 400 miles in length. The U.S. Army Corps of Engineers began destroying the raft in the 1820s under the capable leadership of Henry Miller Shreve. It was finally destroyed in the 1870s. The logjam blocking the flow of water created several parallel "raft channels" on both sides of the river. These include Willow Chute, Red Chute, Flat River, Mack's Bayou, Loggy Bayou, Black Bayou, Cypress Bayou, Bayou Bodcau, and Dorcheat Bayou, all on the Bossier side of the river. The

Figure 2.2
Bossier City-Parish Metropolitan Planning Commission
(MPC) Planning Area



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.

Source: Precision Cartographics

pooling of water by these streams into low areas created most of the lakes in today's valley. In Bossier Parish, these include Lake Bistineau, Cypress Bayou Reservoir, Black Bayou Reservoir, and Bodcau Lake.

Today, these bodies of water provide recreational activities including fishing and hunting, hiking, and water skiing in some areas. Bodcau Wildlife Management Area in northern Bossier Parish and Loggy Bayou Wildlife Management Area south of Lake Bistineau are both managed by the State of Louisiana. The Cypress/Black Bayou Recreation Area is located in central Bossier Parish near the town of Benton and is operated by the Cypress Black Bayou Recreation and Water Conservation District. Cypress/Black Bayou is one of the premier regional locations for camping, boating, fishing, picnicking, and swimming. The recreation area also contains a nature center and a petting zoo.

A network of streams and lakes provide prime locations for waterfront residential development, particularly on Cypress/Black Bayou. New residential developments between Benton and Bossier City have primarily been located within the floodplain of these streams. This has resulted in development of sensitive areas that were previously utilized as flat agricultural land, but now exist as urban living spaces. While these areas are accessible to amenities in Bossier City, they disturb the existing ecosystem and potentially disrupt the existing flood pattern.

Additionally, such development places a significant strain on a road system that was built early in the 20th Century to connect farms and rural communities. Benton Road, the westernmost north-south corridor between the Town of Benton and Bossier City, has been recently upgraded to four lanes for the segment between the two municipalities. Airline Drive and its northern extension, Palmetto Drive, also connect Bossier City to Benton. Although plans exist for the expansion of the roadway to five lanes between the two towns, this has not occurred north of Bossier City. The rapid increase in residential areas north of Bossier City places severe strain on Airline Drive.

The Influence of Barksdale Air Force Base

Bossier City is well known as the home of Barksdale Air Force Base, the headquarters of the U.S. 8th Air Force and the 2nd Bomb Wing. Barksdale AFB is one of only two locations permanently deploying B-52 bombers, with the majority being located in Bossier City. The base has three operational B-52 squadrons, with one being the only Air Force Reserve squadron flying and training crews in the venerable heavy bomber. Barksdale is also the home of the 917th Wing flying A-10 Thunderbolt II fighters. The 2nd Bomb Wing's motto is *Libertatem Defendimus*, "Defend Liberty."

The base was dedicated on February 2, 1933 and has been a centerpiece for the region's pride and economic prowess from the beginning. Barksdale is one of the largest military bases in the country, containing 22,000 acres. Of these, 20,000 acres are used for recreation and as a game preserve. The East Reservation, as the non-operational area was known as a gunnery and bombing

range before and during World War II. Today, it is a laboratory for wildlife and wetlands conservation.

The base has been the home of several high profile squadrons and a variety of aircraft. During World War II, General Jimmy Doolittle's Tokyo Raiders trained at the base. Chinese and French bomber crews trained there, as well. Anti-submarine missions in the Gulf of Mexico were launched from the base using B-24 heavy bombers.



The busy main entrance to Barksdale Air Force Base at Barksdale Boulevard and West Gate Drive. Barksdale is one of the largest military bases in the United States and a significant anchor of the Bossier economy.

Later, the base converted to training bomber crews in B-26, B-17, and B-29 aircraft. By 1949, the base was home to the first all jet strategic reconnaissance and bomber aircraft, the RB-25 Tornado, and shortly afterwards, Barksdale became the home of the 2nd Air Force. As part of the Strategic Air Command, Barksdale was on the front lines of the Cold War, flying B-47 bombers and KC-97 tankers. Since 1958, Barksdale has been the home of the B-52 Stratofortress. Today, the base is the home of the 8th Air Force, the unit responsible for air defense and strategic bombing capabilities in the Eastern United States and Europe.

The base is the largest employer in the region and has an enormous impact on its economy. Barksdale's military, dependent, and civilian populations currently consist of 16,055 people in all age brackets. This does not include retirees and their dependents.

Military personnel and their families live both on- and off-base, providing a large segment of the housing market. Payroll for fiscal year 2000 was \$36,645,549 for on-base housing and

\$162,936,671 for personnel living off base. Civilians in both appropriated and non-appropriated payrolls added another \$59,384,614 to the local economy.

Off-base housing accounts for a majority of payroll and this creates both opportunities for additional housing in the Bossier City and Bossier Parish housing market and pressure on the existing market. At the present time, 81.6 percent of payroll allocations consist of off-base housing. The direct impact of Barksdale on the local economy is suggested to be in excess of \$430 million. This is composed of payroll, direct expenditures and the value of jobs created on- and off-base.

In the Beginning ... Bossier's Roots

Immigrants from Alabama, the Carolinas, Georgia, and Virginia first settled Bossier Parish, or the area that would become the Parish, in 1828. At this time, Bossier was the western part of Claiborne Parish. The Louisiana Legislature created Bossier Parish on February 24, 1843, from a portion of Claiborne. This new Parish was named in honor of the prominent politician, General Pierre Evariste Bossier.

By 1832, a small settlement known as Bennett's Bluff had developed around a plantation adjoining the river. The plantation was a center of business activity by some of the founders of the original Shreve Town Company in the 1830s. Among the original founders of the Shreveport Company were William Smith Bennett, who died in 1837, his widow, Mary Bennett (daughter of Samuel Bennett) who died in 1902, and James Huntington Cane, who died in 1845. These three and others, including Henry Miller Shreve, created the original company and founded the town of Shreveport. Mary Bennett married William Smith Bennett and shortly after his death, she married James Huntington Cane. Shortly after his death, she married her attorney Granville Alexander in 1846. She ended this marriage and kept the property. Many of the streets in the original portion of Bossier City, known as "Old Bossier" reflect her marriages and family. She had three children and several grand children.

Mary Bennett Cane's Elysian Grove Plantation became the nexus for the population growth east of the Red River. She and her husbands ran ferry and warehouse operations from the plantation. She supported the arts

and was one of the leaders in local society. After her marriage to Cane, the settlement became known as Cane's Landing. Cane City had become the new name by 1860. Mary Bennett Cane operated the family business from her Elysian Grove Plantation. With the clearing of the Great Raft, Mrs. Cane profited by offering the only ferry service on the Red River to neighboring Shreveport.

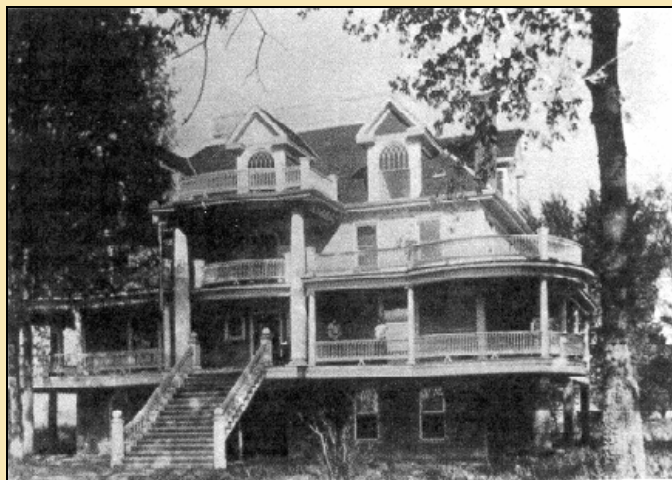
Mrs. Cane proved to be one of the most powerful women of her day and came to be known as both the "Mother of Bossier City" and the "Mother of Shreveport". She lived at the plantation, shown in **Figure 2.3, Elysian Grove Plantation**, until her death in 1902.

Shreveport served as the capital of Louisiana from March 1863 to the end of the Civil War. It was well fortified and earthworks extended to the east side of the river, as indicated in **Figure 2.4, Protecting Bossier City**. The Confederates placed a pontoon bridge connecting Elysian Grove Plantation to their military complex on the Shreveport side and fortified the area around it.

After the Civil War, Bossier's population began to shift to the west along the river closer to Shreveport and the creation of a developing railroad system. The Parish seat was shifted to Benton in 1888, although many wanted it to be at Cane City.

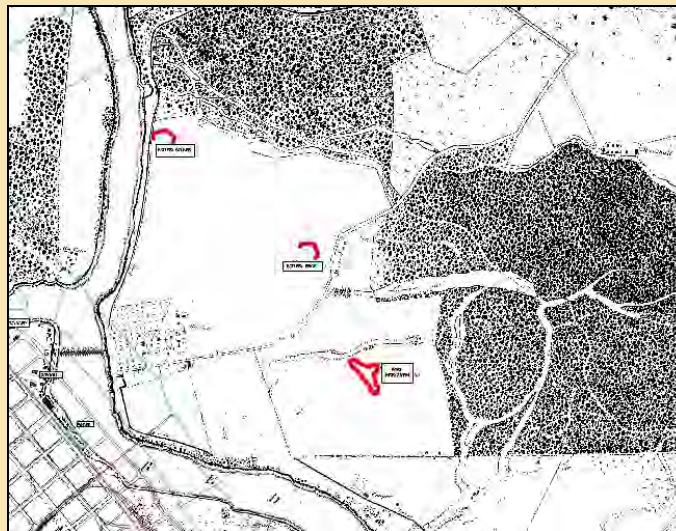
Bossier was the location of two of the earliest roads in northwest Louisiana. One was a stagecoach road that connected Cane's Landing with points east. This road, with

Figure 2.3
Elysian Grove Plantation



Source: Collection of Eric Brook

Figure 2.4
Protecting Bossier City



Portion of the 1864 Confederate defense map of Shreveport and the surrounding area by Major Richard Veneable, C.S.A. showing the defenses in Bossier City. Elysian Grove Plantation and the pontoon bridge are to the left.

Source: Precision Cartographics

few changes, would become U.S. Highway 80. In Bossier City, it is known as East Texas Street.

Shed Road became quite famous in the late 1800s. It was a deeply rutted road that ran from the north portion of the plantation to Bodcau Lake. In the 1870s, Bossier Parish Judge J.T. Watkins devised a plan to upgrade the road and make the area accessible to farmers and travelers. He obtained leases from the adjoining landowners for the road's nine-mile length and built a very sophisticated road for its day. The original roadway was drained by digging ditches along the sides and elevated from eighteen to thirty-six inches above the surrounding land. The cost of building the road was \$8,500 per mile, and the profit (it was now a toll road) was estimated at \$20,000 per year.

In 1905, the settlement's name was changed from Cane City to Bossier City. Bossier City continued to grow and prosper after World War I. Dedication of Barksdale Air Base in 1933 signaled a new era for Bossier City and the surrounding area. The character of the community turned to entertainment in October of 1974 when Louisiana Downs Racetrack opened. The racetrack aided the local economy and prompted additional entertainment development. In the 1990's, three Riverboat Casinos were

introduced and greatly enhanced the entertainment industry in the Bossier area.

A Demographic Profile of Bossier

The population of Bossier is one that is steadily growing and diversifying in a number of ways. However, it remains safe to say that within both Bossier City and Bossier Parish, the population is predominantly White, likely to be middle income, and more likely to be serving in the armed forces.

A Note on Available Data

It should be noted that this Community Profile was prepared following Census 2000. However, at the time of publication, only information available on the census "short form" was available for analysis. Release of Summary File 1 (SF1) by the Bureau of the Census provided information regarding age, sex, population, households, families, and race. Unfortunately, other variables, such as income, education, employment, and various housing characteristics remain unavailable until release of Summary File 3 (SF3). As a result, discussion of many of the variables traditionally available through SF3 has been minimized or supplemented when possible.

Economic data for 2001 also remains unavailable. The most recent federal economic census data for the Shreveport-Bossier City Metropolitan Statistical Area (MSA) dates to 1997. Local data used in the preparation of this profile comes from the Greater Bossier Economic Development Foundation (GBEDF) and from the Louisiana State University in Shreveport Center for Business and Economic Research (LSU-S CBER). Data developed by LSU-S CBER is tracked on a monthly basis and is considered to be very reliable. The GBEDF data is accurate to 1999.

It is always difficult to gain an accurate picture of local or regional data due to the various time lags in gathering, collating, and dissemination. It is therefore advisable that the Bossier City-Parish Metropolitan Planning Commission revisit and expand upon these figures as more recent data becomes available to ensure the information is accurate and appropriate.

Population Change

Bossier City and Bossier Parish, like the State of Louisiana, as a whole, have enjoyed an unbroken trend of population increase over the last several decades. As indicated in **Table 2.1, Population Over Time**, Bossier City and Bossier Parish have grown at a faster pace than the State of Louisiana in each of the last three decennial censuses. The 1980 census reflected a booming economy, particularly in the petroleum industry. The 1990 census, however, took place during a profound recession that lasted for a full ten years. The recession hit the petroleum and agriculture sectors simultaneously, and the effects were felt across most areas of the regional economy. The state did not pull out of the recession until late 1994. Most

**Table 2.1
Population Over Time**

Year	Population (in persons)			Rate of Growth		
	Bossier City	Bossier Parish	State of Louisiana	Bossier City	Bossier Parish	State of Louisiana
1970	41,595	64,519	3,645,000	--	--	--
1980	50,817	80,721	4,206,000	22.17%	25.11%	15.39%
1990	52,721	86,088	4,219,973	3.75%	6.65%	0.33%
2000	56,461	98,310	4,468,976	7.09%	14.20%	5.90%

Source: Bureau of the Census

sources attribute the rise from this recession to the advent of casino boat gaming, rising oil prices, and a demand for Louisiana-made products. The 2000 census illustrates this expansion.

Bossier City, like most municipalities, has undertaken annexation in the last 30 years that has added population to the municipality. This has particularly been the case in areas enjoying new, upscale subdivision and home construction. Some of the largest of the new developments have been built within the five-mile planning and zoning area extending from Bossier City. A large portion of this influx comes from neighboring Caddo Parish and also from retirees returning to Bossier Parish.

Despite annexation, growth in Bossier Parish has historically outpaced growth within Bossier City. This is typical of modern development that seeks limited taxes and restrictions outside of a municipality while still looking to enjoy the amenities of an urban area.

Age

Age in Bossier City and Bossier Parish are largely reflective of trends throughout the State of Louisiana, including a general “graying” of the population as the “baby boomers” begin to reach retirement age. However, growth in the area has resulted in interesting local trends in median age. Within Bossier Parish, the median age has risen to 33.8 years, an increase from 30.6 years in the 1990 decennial census. At the same time, the median age within Bossier City dropped to 32.1 years from 32.7 years, a decrease of 1.83 percent.

Simultaneously, the number of persons of 62 years of age and older increased in the Parish to 12,660 persons from 9,614 persons (31.7 percent). In Bossier City, the number of persons in the same category increased to 7,483 persons from 5,805 persons (28.9 percent). Yet, while the number of persons of retirement age may be increasing, the percentage of persons 65 years and older remains lower than throughout the State of Louisiana.

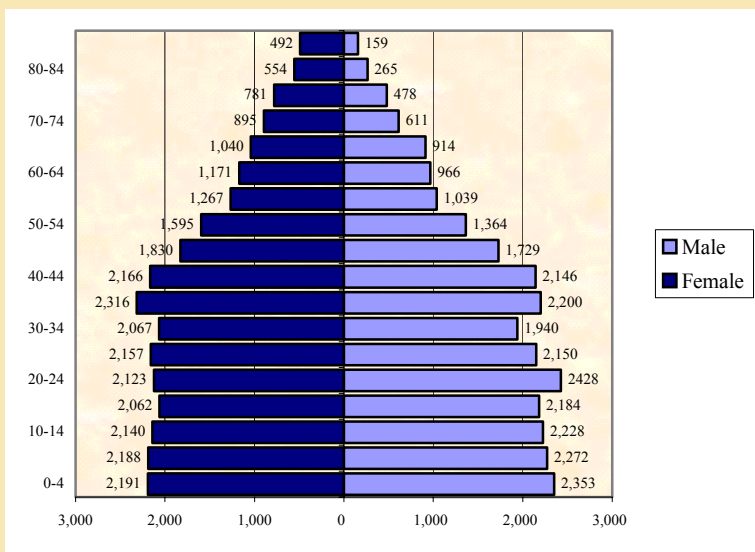
Figure 2.5, Age in Bossier City and **2.6, Age in Bossier Parish**, indicate the drop that occurs in population as persons become older.

The slight decrease in Bossier City’s median age of 0.6 years over the past decade may reflect multiple factors. First, as older residents move outside the City limits and into nearby newly-created subdivisions, they bring the median age down. Second, families with children who occupy the residences vacated by those moving out will also decrease the total median age. There are more schools, particularly elementary schools, within Bossier City than in the Parish and this urban feature is a desirable quality for young families.

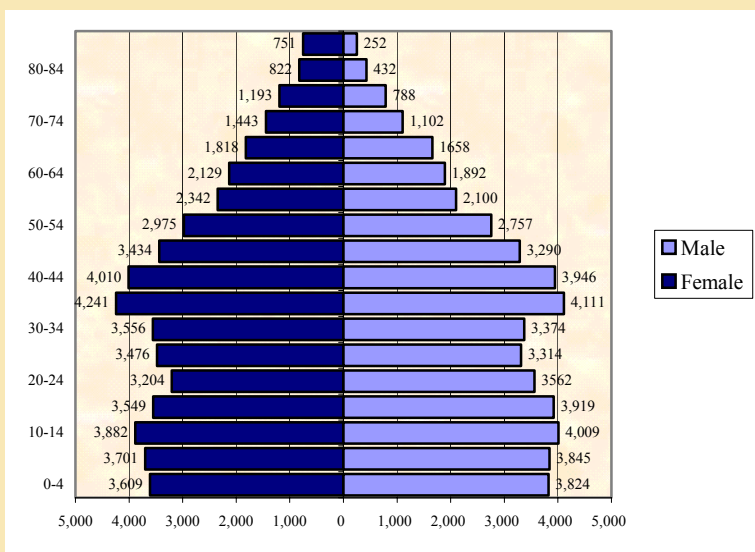
Race

Bossier City and Bossier Parish are in a gradual process of diversification. However, as noted in **Table 2.2, Race and Ethnicity**, a very significant majority of the population continues to be categorized as either White or Black. In fact, the majority of diversification in the Bossier area is the result of an expanding Black population.

**Figure 2.5
Age in Bossier City**



**Figure 2.6
Age in Bossier Parish**



Source: US Bureau of the Census

Over the course of the past decade, the White population grew in Bossier Parish and decreased slightly in Bossier City. In the 2000 census, Bossier Parish reported a population of 71,701 White persons and 65,621 in 1990 – an increase of 9.27 percent. Meanwhile, Bossier City reported 39,177 White persons in 2000 and 40,649 in 1990 – a decrease of 3.62 percent. In Bossier Parish, the White population accounts for nearly half of all new growth.

Table 2.2
Race and Ethnicity

Bossier Parish	Population		Composition		Change, 1990 to 2000		
	1990	2000	1990	2000	Percent	Numerical	Composition
White	65,621	71,701	76.23%	72.93%	9.27%	6,080	49.75%
Black	17,200	20,347	19.98%	20.70%	18.30%	3,147	25.75%
Hispanic	1,982	3,063	2.30%	3.12%	54.54%	1,081	8.84%
American Indian	323	440	0.38%	0.45%	36.22%	117	0.96%
Asian	869	1,295	1.01%	1.32%	49.02%	426	3.49%
Other	93	1,464	0.11%	1.49%	1474.19%	1,371	11.22%
Total	86,088	98,310	100.00%	100.00%	14.20%	12,222	100.00%
Bossier City	Population		Composition		Change, 1990 to 2000		
	1990	2000	1990	2000	Percent	Numerical	Composition
White	40,649	39,177	77.11%	69.39%	-3.62%	-1,472	-39.33%
Black	9,355	12,759	17.75%	22.60%	36.39%	3,404	90.94%
Hispanic	1,661	2,232	3.15%	3.95%	34.38%	571	15.26%
American Indian	255	268	0.48%	0.47%	5.10%	13	0.35%
Asian	707	1,026	1.34%	1.82%	45.12%	319	8.52%
Other	91	999	0.17%	1.77%	--	908	24.26%
Total	52,718	56,461	100.00%	100.00%	7.10%	3,743	100.00%
Louisiana	Population		Composition		Change, 1990 to 2000		
	1990	2000	1990	2000	Percent	Numerical	Composition
White	2,776,345	2,794,391	65.79%	62.53%	0.65%	18,046	7.25%
Black	1,292,557	1,443,390	30.63%	32.30%	11.67%	150,833	60.57%
Hispanic	90,609	107,738	2.15%	2.41%	18.90%	17,129	6.88%
American Indian	19,083	24,129	0.45%	0.54%	26.44%	5,046	2.03%
Asian	38,782	55,332	0.92%	1.24%	42.67%	16,550	6.65%
Other	2,597	43,996	0.06%	0.98%	1594.11%	41,399	16.63%
Total	4,219,973	4,468,976	100.00%	100.00%	5.90%	249,003	100.00%

Note: To avoid duplication White, Black, American Indian, Asian & Other categories outside of Hispanic represent non-Hispanic White, non-Hispanic Black, and so forth.

Source: US Bureau of the Census, 1990 Census of Population and Housing, STF3a and Census 2000 Redistricting Data

On the other hand, the Black population accounted for slightly more than a quarter of the growth in Bossier Parish, but over 90 percent of the growth in Bossier City. Census 2000 reported that 20,347 Black persons resided in Bossier Parish, 18.3 percent more than in 1990. Within Bossier City, the Black population grew by more than 36 percent, from 9,355 persons in 1990 to 12,759 persons in 2000. In comparison to the State of Louisiana, Blacks continue to comprise a smaller percentage of the overall population in both the Parish and City.

Other categories of race continue to grow slowly. Hispanics are becoming a more significant percentage of the local population. However, in 2000, Hispanics accounted for less than four percent of the population in the State, Parish, and City. Asians, likewise comprise less than two percent of the population.

It is worth noting that, while Hispanics and Asians comprise a small portion of the overall population, they represent a significant amount of growth during the period between 1990 and 2000. In Bossier Parish, the combination of Asian and Hispanic populations represented more than 12 percent of all growth, compared to nearly 24 percent in Bossier City.

Income

Because data available at publication of this document did not include an update of income, it is difficult to quantify the specific extent of change in income that has occurred in Bossier Parish and Bossier City over the course of the last decade. However, through examination of data from 1990, prior to revitalization of the economy in the mid 1990's, it is clear that both the Parish and the City are largely middle income. Statistics available from the

1990 census indicate that the percentage of the population earning between \$17,500 and \$75,000 in Bossier Parish and Bossier City was, in both cases, nearly 10 percentage points higher than the state as a whole. While this may seem like a fairly broad category, it serves to sufficiently indicate that those persons that could be considered low or high income are fewer in the Bossier area.

Employment

Today, Bossier City and Bossier Parish have a diversified economy with strong components in the military, gaming, healthcare, service, and tourism sectors. Agriculture remains a strong factor in the economy with principal crops being soft and hardwoods, cotton, soybeans, corn, sorghum, and pecans. Cattle and horse farms are also significant factors. Minerals recovered in the Parish include oil and gas.

From 1984 through 1994, Louisiana experienced a severe recession. The advent of gaming boats and hotels brought the local economy into a new period of prosperity, which continues today.

Employment has been stable in the region over the last several years, providing an indicator of a strong economy. The most recent unemployment rates for the State of Louisiana show an unemployment rate in Bossier Parish of 4.4 percent.

Bossier Parish forms a portion of the Shreveport-Bossier City Metropolitan Statistical Area (MSA) along with Caddo and Webster Parishes. The economies of the three adjoining parishes are closely linked. In Bossier Parish alone, the civilian work force in 1999 consisted of 36,009 people. Of these, 2,663 were manufacturing jobs and 33,346 were non-manufacturing workers. The latter are primarily engaged in the service sector of the economy. Bossier City and portions of Bossier Parish supply large numbers of workers in Caddo Parish, particularly in Shreveport.

The Greater Bossier Economic Development Foundation tracks the major non-governmental employers in Bossier City and Bossier Parish.

The most recent figures are from July 2001.

Bossier Parish has a multi-faceted economy. As indicated in **Table 2.3, Largest Area Employers**, Barksdale Air Force Base, by a wide margin, continues to be the region's largest employer. According to the 1990 statistics, 14 percent of the labor force within Bossier City was in the armed forces. This does not include civilians associated with the base or that are indirectly employed as a result of base services.

While the Air Force Base may be the single largest employer, the gaming sector, including casinos on both sides of the Red River, collectively employs more people. The Shreveport-Bossier City market is the largest gaming market in the state of Louisiana. Horseshoe, Isle of Capri and Casino Magic are in Bossier City and Bossier Parish. Hollywood is in Shreveport, but in Bossier Parish.

Bossier Parish Education and local governmental bodies are also significant employers in both the City and Parish. Manufacturing constitutes a small percentage of top employers.

Housing

Bossier City and Bossier Parish both have very stable, expanding housing markets. Owner occupied residences are 60 percent in Bossier City and 69.5 percent in Bossier Parish. Vacancy rates are lower in Bossier City at 7.9 percent, compared to 9.1 percent in the Parish. In both the City and Parish, family households comprise over 70

**Table 2.3
Largest Area Employers**

Employer	Type of Business	Employees
Barksdale Air Force Base	Military	8,930
Horseshoe Entertainment	Gaming Casino	2,645
Bossier Parish School Board	Public Education	2,499
Hollywood Casino and Hotel	Gaming Casino	2,100
Isle of Capri Casino and Hotel	Gaming Casino	1,313
Casino Magic and Hotel	Gaming Casino	1,200
City of Bossier City	City Administration	740
Louisiana Downs	Race Track	600
Willis-Knighton Bossier	Hospital	440
Cellxion	Communication	402
Bossier Parish Community College	Public Education	361
McElroy Metals, Inc.	Roofing and siding panels	200

Source: Greater Bossier Economic Development Foundation

percent of all residences. Households with persons 65 years of age and older are 20 percent of the total. The average household size in Bossier City is 2.58 persons and 2.63 in the Parish. The average family size in the City and Parish is 3.09 persons. These are among the highest percentages in the region and point to a strong, family-oriented community.

The past two decades have witnessed significant growth in new home construction in both the City and Parish. Bossier's location, within easy commuting distance to Shreveport, has been a major factor in residential growth.

The majority of these homes recently constructed fall into the middle and higher income brackets. The estimated cost of the 55 new buildings permitted from April 2000 through April 2001 in Bossier Parish, according to the Home Builders Association, was an average of \$256,312. The prior 12-month period recorded 66 permits at an average cost of \$284,856. For the same period ending in April 2001, Bossier City processed 98 residential building permits with an average cost of \$114,138 (excluding the building lot). The previous year Bossier City processed 94 permits, with an average cost of \$118,848 (also excluding the building lot).

Future Population Growth

The outlook for Bossier Parish and Bossier City continues to be bright. But it also offers significant challenges. The population of the area is expected to continue to grow, but many of the areas available for new housing and urban development intrude upon the natural and aesthetic ecosystem of the area. The gaming industry will continue to be a significant employer in the region, but like other tourism-oriented industries, may significantly suffer during economic downturns. The military base will likely continue to play a key role in the community; however, coordination with base commanders will be crucial to maintaining a healthy relationship. Housing development will continue as the population grows, but it may not be affordable and located appropriately to serve all residents in both the Parish and the City.

Population projections developed specifically for the MPC Planning Area for purposes of long-range planning indicate that the Bossier metropolitan area will continue to grow at a strong pace over each of the next two decades. As shown in **Figure 2.7, Alternative Population Projection Scenarios for MPC Planning Area**, the projections for 2020 range from 91,500 to

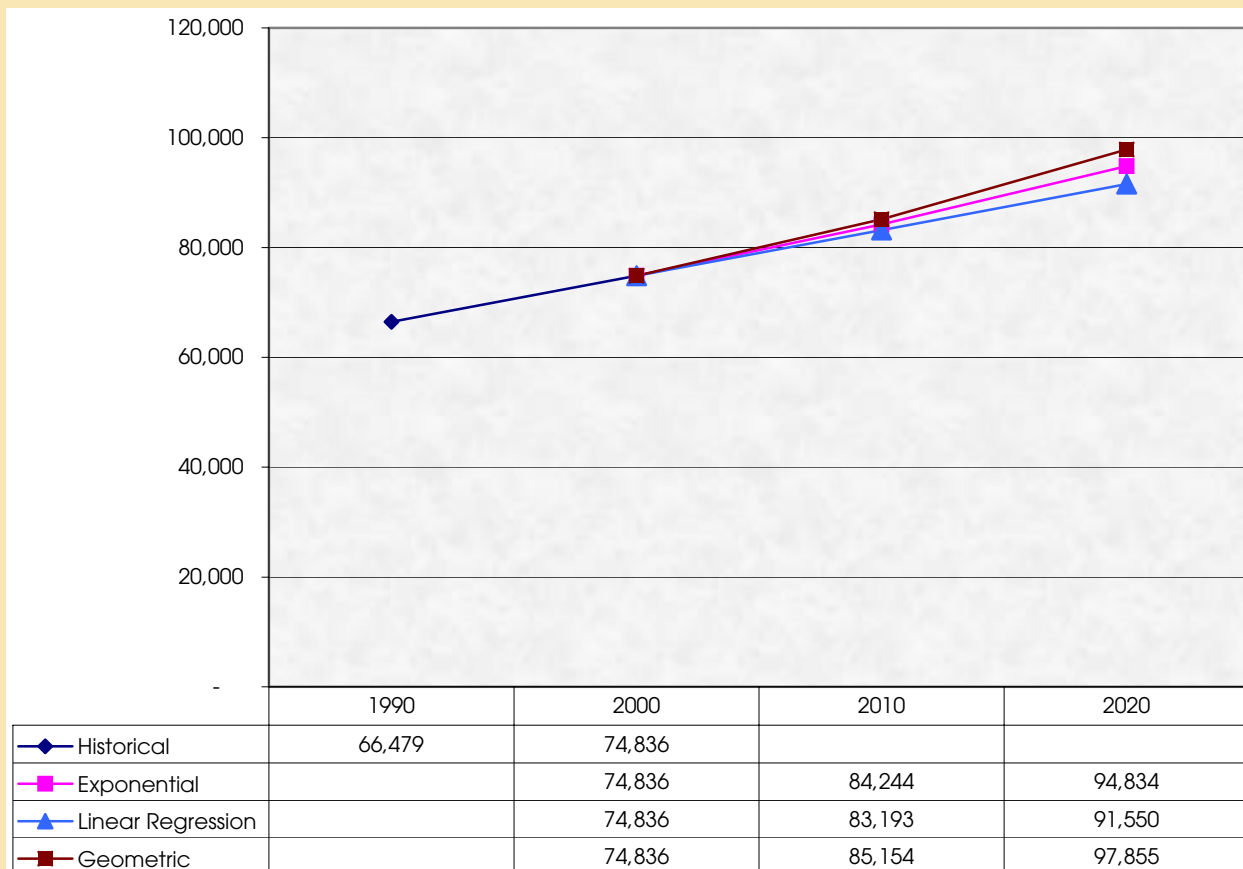
nearly 98,000 persons, depending on the projection technique used.

Linear projection techniques were used to project the MPC area population to the Year 2020. Linear projections involve the graphical projection of past historical trends into the future. In this case, linear techniques of choice were simple "linear regression", "exponential growth" and "geometric curve". Linear regression forecasts are straight-line projections of historical population. In a linear growth scenario, the same absolute number of additional persons is added to the population in each period (in this case from 2000 to 2010, then 2010 to 2020). This will result in a declining rate of growth over time since the same amount is being added to an ever-expanding base. Exponential growth assumes a constant rate of growth in establishing a forecast. The geometric curve assumes an increasing rate of growth.

Bossier City and Parish, along with the entire state of Louisiana, have experienced widely varying rates of population growth in recent decades. For example, Bossier City had a 22 percent growth rate during the 1970s, which fell to less than four percent in the 1980s, and then rebounded to seven percent in the 1990s. Likewise, all of Bossier Parish grew by 25 percent in the 1970s, then dropped below seven percent in the 1980s before posting a strong 14 percent population growth rate in the 1990s. Because of the degree of variation, population projections extrapolated from these up-and-down decades might not prove very useful. Instead, the 20-year population projection for the MPC Planning Area was derived from the recent growth experience of the 1990s.

Using population estimates developed specifically for the MPC boundary based on 1990 and 2000 Census data, the three growth scenarios displayed in Figure 2.7 were prepared. Assuming that the exponential (constant growth rate) and geometric (increasing growth rate) scenarios are the most applicable for the Bossier MPC area, the projections generated by these techniques were blended to arrive at a round-number 2010 projection of 85,000 persons and a 2020 projection of 96,000 persons in the MPC Planning Area. This would represent a population growth rate of approximately 13 percent in each of the next two decades and the addition of

Figure 2.7
Alternative Population Projection Scenarios for MPC Planning Area



Source: Wilbur Smith Associates

roughly 10,000 new people from 2000 to 2010 and then 11,000 more from 2010 to 2020.

While these are simply projections, they reflect trends and recent experience and offer an opportunity to prepare for the future. But it is important to remember that projections cannot account for all physical, social and economic phenomena that may occur over the next 20 years that will likely cause subtle or drastic changes in the area population. It will therefore be important for the Bossier City-Parish Metropolitan Planning Commission to monitor population and economic growth on an ongoing basis to account for both short- and long-term shifts that will influence growth and development in Bossier City, Bossier Parish and the larger region.

It should be noted that at the time this Area Profile was prepared, the Northwest Louisiana Council of Governments (NLCOG) was about to develop new population projections

for its region down to the Traffic Analysis Zone (TAZ) level. These small-area calculations will provide a valuable basis for comparison with the Master Plan projections to ensure that the long-range planning activities of the City, Parish and MPC are based on reasonable and reliable population numbers.

*In anticipation of continued strong population growth in the coming decades, the Bossier Master Plan will be based on population projections for the MPC Planning Area of **85,000 persons in 2010** and **96,000 persons in 2020**. This is a projected growth rate of approximately 13 percent in each of the next two decades and suggests the addition of roughly **10,000 new people from 2000 to 2010** and **then 11,000 more through 2020**.*

Implications for Urban Growth and Long-Range Planning

The population projections and socioeconomic characteristics presented in this Area Profile chapter will be applied throughout the remainder of the Master Plan. In particular, population projections are needed to gauge:

- ◆ future housing demand (Housing and Land Use elements of the Master Plan);
- ◆ future employment needs (Market Assessment, Land Use);
- ◆ future school population (Facilities and Education);
- ◆ future income and “buying power” in the region (Market Assessment, Land Use, Housing);
- ◆ future traffic volumes (Transportation, Land Use);
- ◆ future utilities demand and necessary capital improvements (Utilities and Infrastructure); and,
- ◆ future demand for parks and recreation opportunities and community facilities (Natural Resources, Recreation and Open Space; Land Use; Facilities and Education).

The geographic implications of Bossier’s population characteristics and physical growth potential are a central focus of the Land Use element of the Master Plan. The remainder of this Area Profile chapter documents the results of the environmental resources inventory that was completed early in the master planning process.

Bossier’s Environmental Setting

As an initial step in developing the Comprehensive Land Use and Development Master Plan, various aspects of Bossier’s natural setting and environmental resources were inventoried. This information is important to understand potential constraints to urban development. In addition, areas and features are identified which merit special consideration or preservation as Bossier’s population grows and development gradually extends over a wider area.

Topography

Bossier Parish is dominated by the Red River, its associated waterways, and lakes formed by previous courses of the stream. The river has provided the soil that makes the western portion of the parish an ideal area for growing cotton and other commercial crops. The river’s flood plain provides a flat

surface that is ideal for both pastureland and sustained urban growth.

The central portion of the parish is hilly, part of the Pleistocene terraces formed during the last great Ice Age. Significantly, one place where the transition to more rolling terrain is most noticeable is just east of Louisiana Downs as one crosses Red Chute Bayou and leaves the Bossier City corporate limits. This might also be considered the western “gateway” to the Houghton growth corridor along U.S. 80. The more hilly environment is also evident to the north in the Dogwood area as compared to the residential areas on the west side of Red Chute Bayou.

Hugging the eastern area of Bossier Parish is a portion of the Red River’s flood plain that is interlaced with streams that feed Lake Bistineau, which lies southeast of Bossier City. This lake was one of the bodies of water created by the huge log jam called “The Great Raft.” This log jam pushed through and sometimes pooled huge amounts of water during the thousands of years of its existence. It clogged the main course of the Red River and forced its water into alternate channels. This obstacle was removed by human intervention in the 1800s, and the remnant stream channels can still be seen today in Bossier Parish. As the water receded, lakes and smaller bayous remained as a testament to the complexities of the raft system. The channels of Flat River, Red Chute, Willow Chute, Mack’s Bayou, Bodcau Bayou, Black Bayou, and Cypress Bayou are examples. Lake Bistineau is the largest raft lake in the region. The complex flood plain in Bossier Parish also offers strong evidence of the power of the log jam.

Flooding

The Red River has created a vast flood plain in northwest Louisiana. The area of river channel migration, called a meander belt, runs between the bluff lines of the Pleistocene Terraces. The highest land in this low area is occupied by the natural levees, which are generally found adjacent to the river. The areas of early settlement of Bossier Parish were located on these levees.

Large flood-prone areas lie to the north and south of these natural levees and usually behind, or east of them. Until recent decades, these rural lands were used primarily for cattle grazing and some farming. The areas experiencing the most rapid urban growth are within these flood zones,

particularly the large zone to the north of Barksdale Air Force Base and extending northward to Benton.

This area to the north of Bossier City is of particular interest to land developers and bears the closest examination for future growth opportunities and concerns. This flood zone, with few exceptions, extends from the Red River eastward to the Pleistocene Terraces of the central Parish. It is laced with ancient channels of the river and is drained by Flat River,

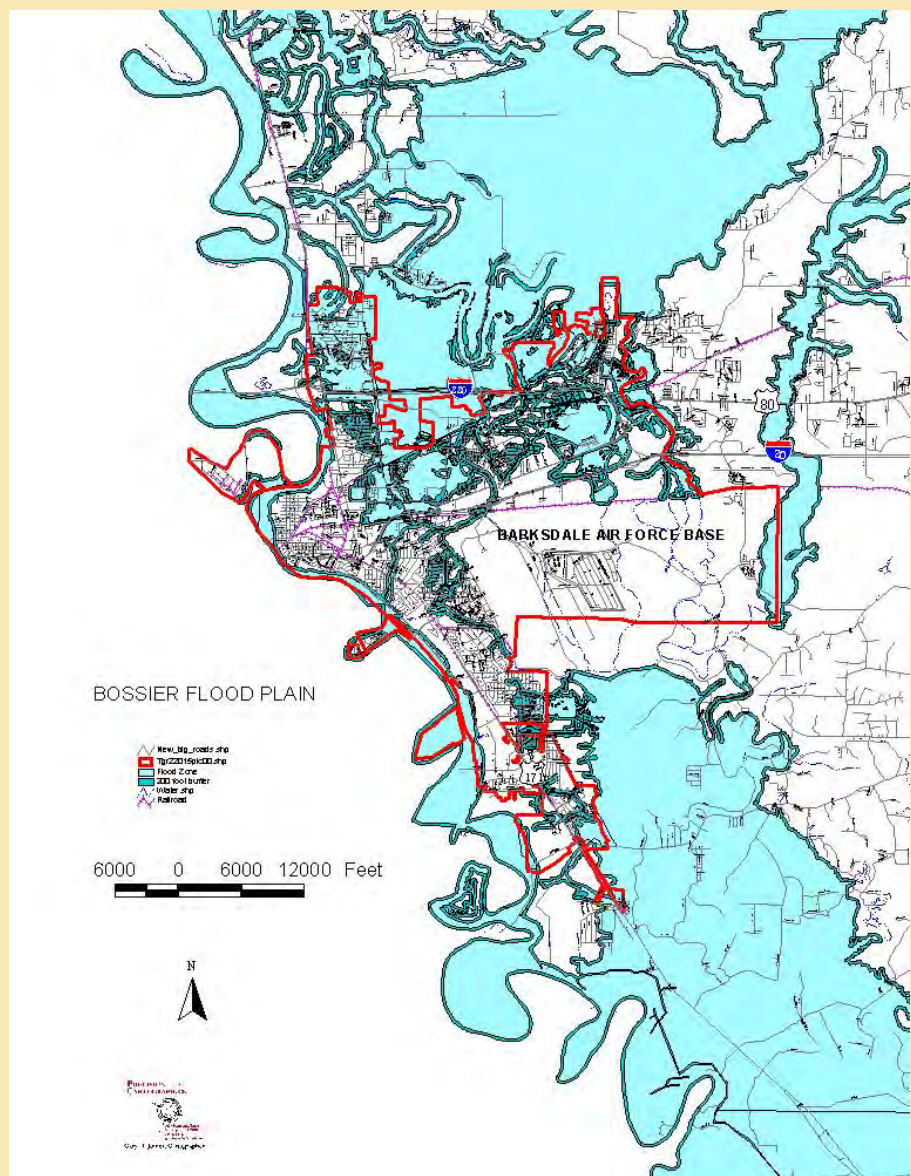
Willow Chute, Cypress Bayou, Black Bayou, Fifi Bayou, and Bayou Bodcau. As noted above, much of this area lies behind the natural levee system along the Red River. As a result, in times of extensive rains, the flat tablelands naturally hold water.

Developers have been attracted to this area by the ease of locating excellent sites for subdivisions on flat land with good access to existing roadways. Both Airline Drive,

including its northern extension Palmetto Road, and State Highway 3 traverse the plain in an almost due north/south direction. This has created a direct means for commuters and Parish residents to come into Bossier City and Shreveport to work, shop and complete other activities and then return to upscale neighborhoods and scattered homesteads in a semi-rural setting. Roadway widening and improvements to Airline Drive and State Highway 3 continue to be made by the Louisiana State Department of Transportation and Development in recognition of this commuting trend and traffic growth. However, easing of traffic congestion and delays will only make the area more attractive for further development.

As new subdivision developments are created, flooding will continue to be a major issue. This is an indirect consequence to the new neighborhoods since drainage problems within the subdivisions are satisfied on a point-by-point basis. The flooding problems become apparent outside the subdivisions. The bayous and ancient channel remnants must remain open and in some cases be dredged. As new development occurs, the increased number of foundation slabs and more street and parking surfaces reduces the amount of open land that can soak up rainfall

Figure 2.8
Flood Zones



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.

Source: Precision Cartographics

and hold excess water until it can be drained away to the south.

Examples of this phenomenon have occurred in recent years with flooding on Fifi Bayou at Stockwell Place subdivision during and after periods of heavy rain. Tall Timbers subdivision has also experienced extensive flooding to the point that some homeowners may qualify for a federal buyout program. These subdivisions lie in the southern portion of this northern flood zone.

Geology

The geology of Bossier Parish is widely varied and complex. The Red River has carved paths through much of the higher terrace lands, exposing rock formations in the north central and east central portions of the parish. In the north are surface features of the Sparta Sand, which charges the aquifer (water bearing strata) of the same name. This important sand formation provides most of north and north central Louisiana with its potable water.

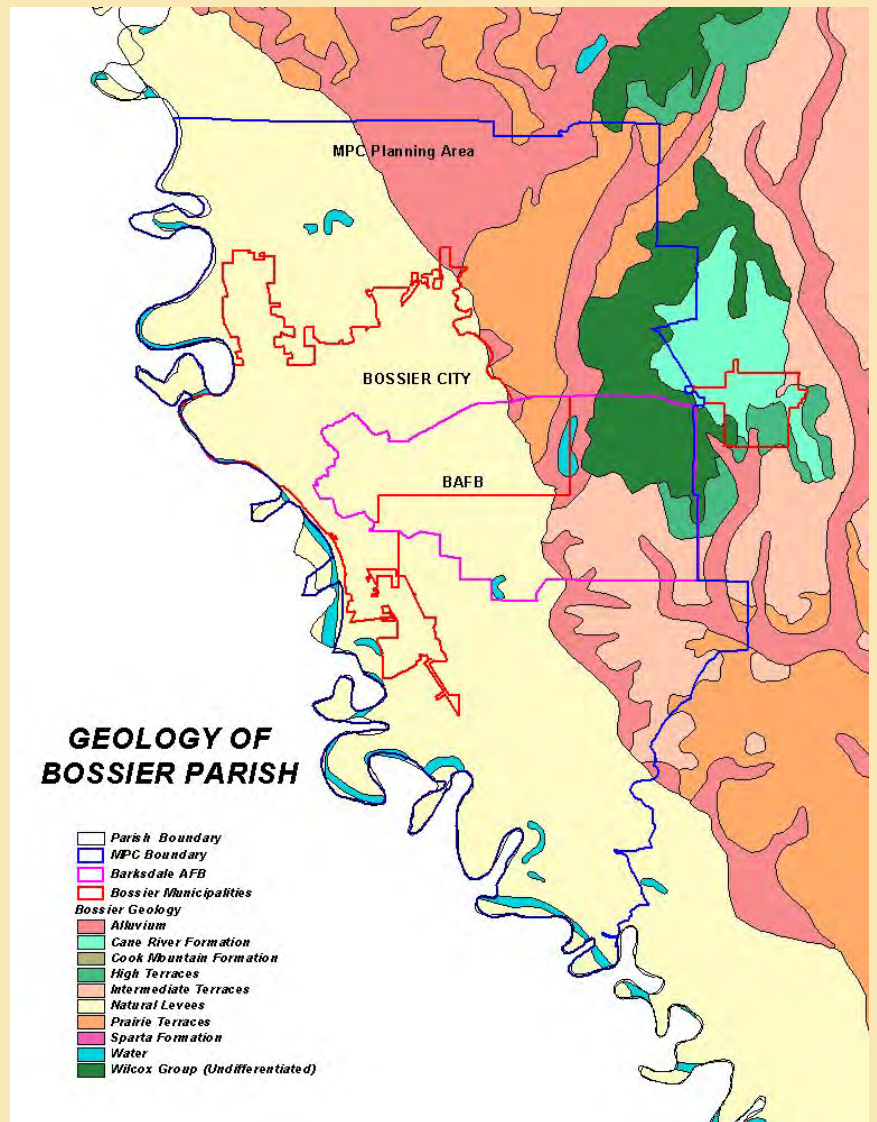
Other sandstone formations are found in the highest portions of the terraces, the most notable of which is the Wilcox Group. The lower portions of the terraces, scored by back channels of the Red River, have natural prairie features. These form the basis for the Black and Cypress Bayou reservoirs and the two wildlife management areas on the northeastern and southern edges of the parish.

In the flood plain, including most of Bossier City and the lands to its north and south, are the natural levees. These are sometimes almost unidentifiable low swells in the land created by countless floods and the vast deposits of sand they leave behind. The levees accommodated the first inhabited areas of what would become Bossier City. The area known locally as "Old Bossier," centered on Mary Bennett Cane's plantation, occupies the core of these levees. The levees were not prone to flooding, even in the worst recorded high-water years.

The area of new growth to the east of the older part of town, particularly the areas on Fifi Bayou, portions of Flat River, and

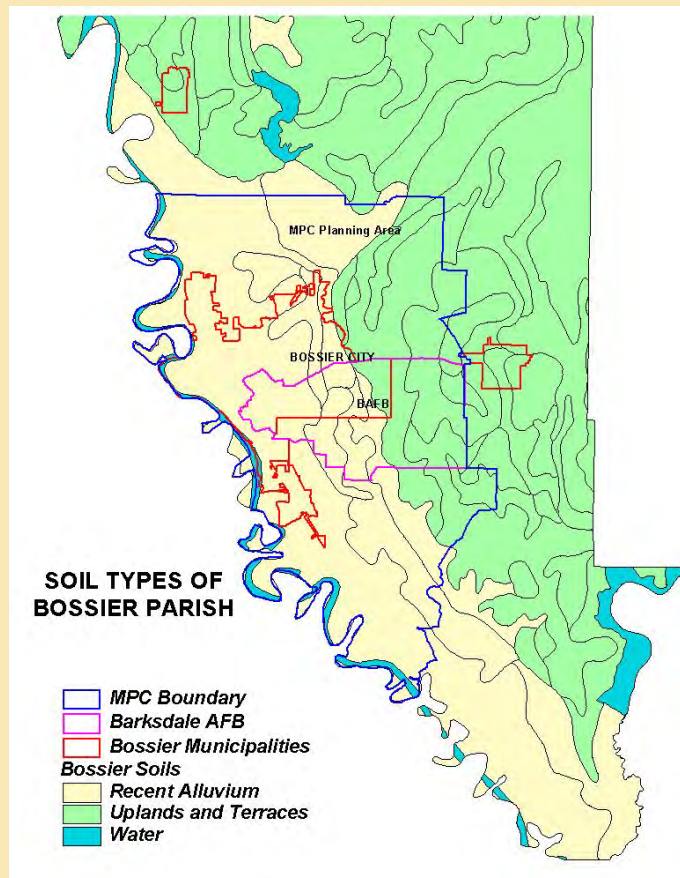
their adjoining streams have suffered repeat flooding in past decades. These areas are behind the natural levees and along the stream conduits that are prone to flooding and which act as temporary reservoirs for pooling excess water, much as they did during the existence of the log jam.

**Figure 2.9
Geology**



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.
Source: Precision Cartographics

Figure 2.10
Soils



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.

Source: Precision Cartographics

Soils

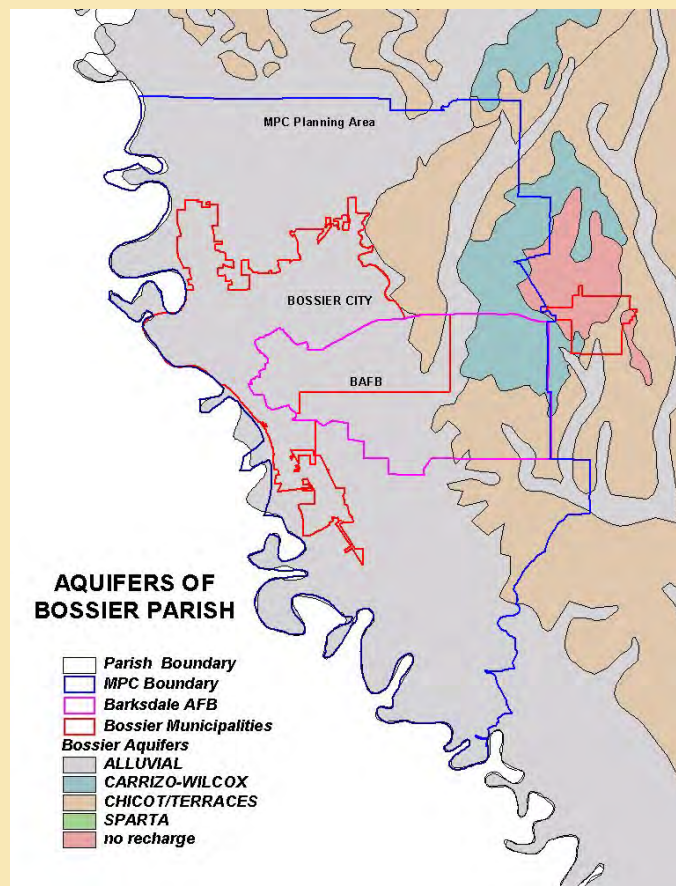
As the Red River flooded and scoured its valley over the millennia, it left the hard red clay and heavy course soils on the terraces. In the flood plain it deposited the deep red, burgundy and tan sands brought down from New Mexico, Texas, and Oklahoma. The relatively flat sandy deposits in the flood plain provide the core of the urban area in Bossier Parish. This portion of the parish is composed of backswamps and natural levees. Much of the former swampy land was converted to agriculture in the 1800s and today is either in pastureland or is urbanized. East of the Flat River and Red Chute, the land rises to the Pleistocene Terraces near the eastern boundary of the MPC Planning Area. This area has some of the highest elevations in the parish.

Aquifers and Ground Water

Aquifers are strata of rocks that are water bearing. When water wells are drilled, they are seeking rock formations, usually sandstone, that have enough air space between the crystals to allow water to pass through them. Bossier Parish has four of these formations: (1) Carrizo-Wilcox, (2) Chicot, (3) Sparta, and (4) surface alluvial. The most important and widespread of these within the MPC Planning Area is the surface alluvial aquifer.

This surface alluvial formation is actually the sand upon which Bossier City and its major growth areas are built. The water lies close to the surface, particularly during extended episodes of rainy weather. The sand captures the rainfall for brief periods of time and flushes it to the south, back into the Red River or one of its associated streams. This aquifer provides the greatest benefit to the

Figure 2.11
Aquifers



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.

Source: Precision Cartographics

higher portions of the natural terraces and the most threat to the lower areas to the east. The same actions that allow shallow flooding along Flat River and other streams also charge this aquifer. This saturates the soil and the flooding can be prolonged until the excess water is drained away.

Stream Segments and Surface Water

River and stream water entering Bossier Parish from the north naturally drains in a southerly direction. Central Bossier Parish and all of the MPC Planning Area lie within three broad bands of what are called "stream subsegments." These are natural paths by which surface water moves through the parish.

The westernmost path for surface water, and the one encompassing much of urbanized Bossier City, is the Flat River subsegment. Flat River forms the primary water body in this area. This waterway adjoins and flows parallel to the Red

River. In the central portion of the parish lies the Red Chute Bayou subsegment. As the name implies, Red Chute is the primary stream in this area, although there are others. In the eastern part of the parish is the Lake Bistineau subsegment. The primary body of water in this area is Bayou Bodcau.

All three stream subsegments act in tandem, draining water away from Bossier Parish. When massive amounts of excess water are present, they create shallow swampy reservoirs until the water can be moved to the south.

Wildlife Management Areas

Bossier Parish is the home of two Wildlife Management Areas (WMAs). Bodcau Wildlife Management Area is located in the northeastern portion of the parish, and Loggy Bayou Wildlife Management area is located in the southeastern corner.

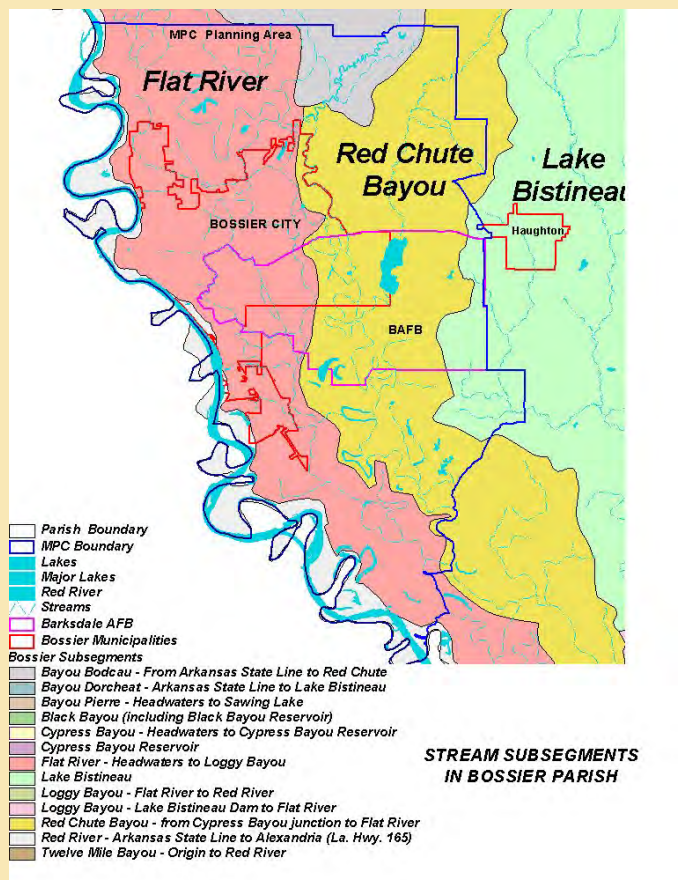
Bodcau and Loggy Bayou are both owned by the U.S. Army Corps of Engineers and serve as flood control project areas. They are jointly managed by the Corps of Engineers and the Louisiana Department of Wildlife and Fisheries. Vegetation includes a mix of pines on the terrace lands and hardwoods and cypress in the bottom lands. Both areas are the protected homes of every species of mammal, bird, reptile, amphibian and insect to be found in the northern Red River Valley in Louisiana. All native plants of the region can also be found within these WMAs. Both WMAs lie within the Lake Bistineau stream subsegment area.

Oil and Gas Wells

Oil and gas exploration began in northwest Louisiana shortly after 1910. Several oil and gas fields have been discovered in Bossier Parish, and there are also an extraordinary number of "wildcat" wells. These are wells not associated with an established field.

There are three extensive fields in and near the MPC Planning area. These are the Elm Grove, Sligo and Bellevue fields. The Sligo field extends well into the eastern reservation of Barksdale Air Force Base. There are several wells operating within the corporate limits of Bossier City. Some of these are located within the "Old Bossier" area of the city and are still actively producing today.

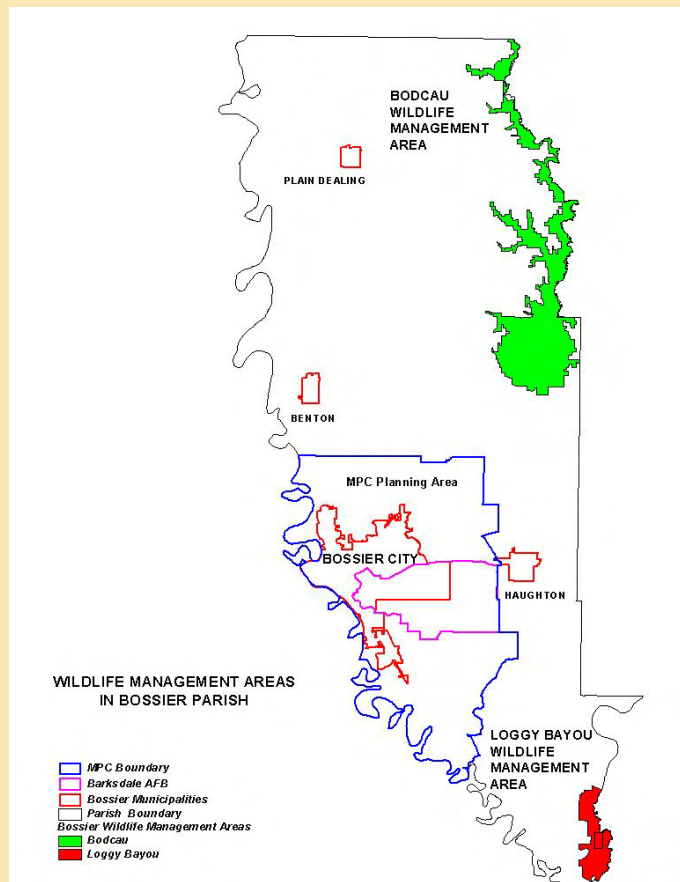
Figure 2.12
Stream Subsegments



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.

Source: Precision Cartographics

Figure 2.13
Wildlife Management Areas



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.

Source: Precision Cartographics

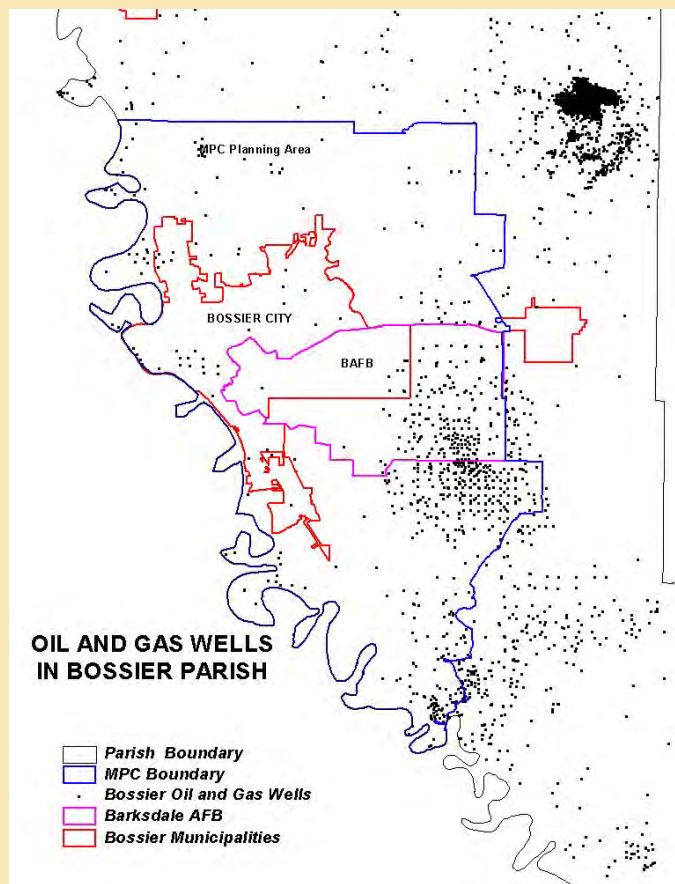
Historic and Cultural Resources

Native Americans have lived in northwest Louisiana for thousands of years. The oldest known site is in Bienville Parish and may date to the time of the pyramids in Egypt. In the last millennium the primary inhabitants of the area were tribal units of the Caddoan Confederacy, a plains Indian culture kin to the Sioux and Cheyenne nations. The Caddoans believed that Caddo Lake, located in Caddo Parish to the west of Bossier Parish, was the “navel of the world.” The primary difference between the Caddoan peoples and the other plains tribes was that, while they followed the buffalo herds far to the north and then south as the seasons progressed, the Caddoans settled down and became hunter-gatherers and farmers. There are literally thousands of Caddoan sites in northwest Louisiana.

The State of Louisiana Division of Archaeology keeps a detailed list of all known archaeological sites, both Native American and later occupation sites. These may be as varied as plantation homes, early industrial sites, Civil War defenses, or pioneer homesteads. The list is not available to the general public to protect the sites from looting or damage.

Generally speaking, Caddoan sites are found on natural levees and on the Pleistocene Terraces. In some cases, Caddoan villages may have been several miles long, and this is sometimes the case in Bossier Parish. Additionally, due to massive flooding deposits which may have covered naturally occurring levees, some sites may be located in flat lands that do not appear to have archaeological potential. In some instances, even burial or ceremonial mounds have been completely covered by

Figure 2.14
Oil and Gas Wells



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.

Source: Precision Cartographics

large flooding events and lie beneath the surface of pasture or crop land.

Research during the past decade has led to the discovery of several important archaeological sites within and adjacent to Bossier City. The Red River opposite the Cane's Landing park area has yielded a historic 19th Century shipwreck that may be the Confederate warship, the *C.S.S. Grand Duke*. The existence of Confederate defensive fortifications has been found in the same area, and the locations of large forts have been identified near Bossier High School and on East Texas Street. Researchers have also been working to find four Confederate submarines thought to be in Bossier Parish or Caddo Parish.

The area of the first settlement in Bossier City was centered on the Long-Allen or Texas Street Bridge and extended east to Traffic Street. For most of the 19th Century and the early portion of the 20th Century, this was the nexus of Bossier industry and residences. As Bossier City grew, it developed first in an eastward axis along Texas Street and then north and south from this area. Barksdale Air Force Base created a blocking factor for growth and the city began to grow north around the base and also south, hugging its boundary.

The earliest portion of the city's settlement changed character during the Great Depression and turned from commercial and industrial to residential. By the end of the 20th Century, the early character of "Old Bossier" had almost been forgotten. Now, as this area is undergoing redevelopment by the casinos and the River Walk Entertainment District, studies have shown a richly diversified past.

The area from Traffic Street to the river and from Texas Street to Wyche Street contains the core of this early development. The earliest industry was the Austro-American Stave and Lumber Company, which included a saw mill, a churn factory and a lumber yard. It also had its own railroad spur, which is sometimes mistakenly referred to as the levee along the riverfront. The railroad berm is cut in several places. There were also bulk oil businesses, dry cleaners, printers, and corner gas stations that were part of grocery stores.

All of these historic sites have the potential for containing research possibilities for urban archaeologists. They also share a common threat for hazardous materials and chemicals that must be examined before development can take place. This evaluation falls under the U.S. Environmental Protection

Agency's Brownfields program and also the National Historic Preservation Act. Each development or encroachment should have a cultural resources survey conducted. This survey must be performed by a registered professional archaeologist and should be performed in accordance with Section 106 of the National Historic Preservation Act.

Air Force Base Noise and Development Issues

One of the most important concerns for future development to the north and south of Bossier City is the noise factor generated by aircrafts of Barksdale Air Force Base. Barksdale is the largest employer of the region and is vital to U.S. national security interests. The base is the home of the nation's largest concentration of strategic bombers. These B-52 Stratofortresses fly training and, when needed, combat missions all over the globe. Barksdale is the home of the only B-52 reserve training wing in the U.S. Air Force.

It is common to see two or three B-52s making "touch and go" runs in the landing oval circuit at the base. B-52s require a very large area to perform this maneuver. The huge bombers can be seen turning into final approach to Barksdale or climbing out from take-off from as far away as Benton and Elm Grove. The circuit parallel to the runway at Barksdale also takes the planes over Haughton.

Some area residents have complained about the noise of the planes' engines, but the Bossier community has always firmly supported the base and its mission. As one person said in a recent public meeting, "That 'noise' is the sound of freedom and you better be glad you hear it."

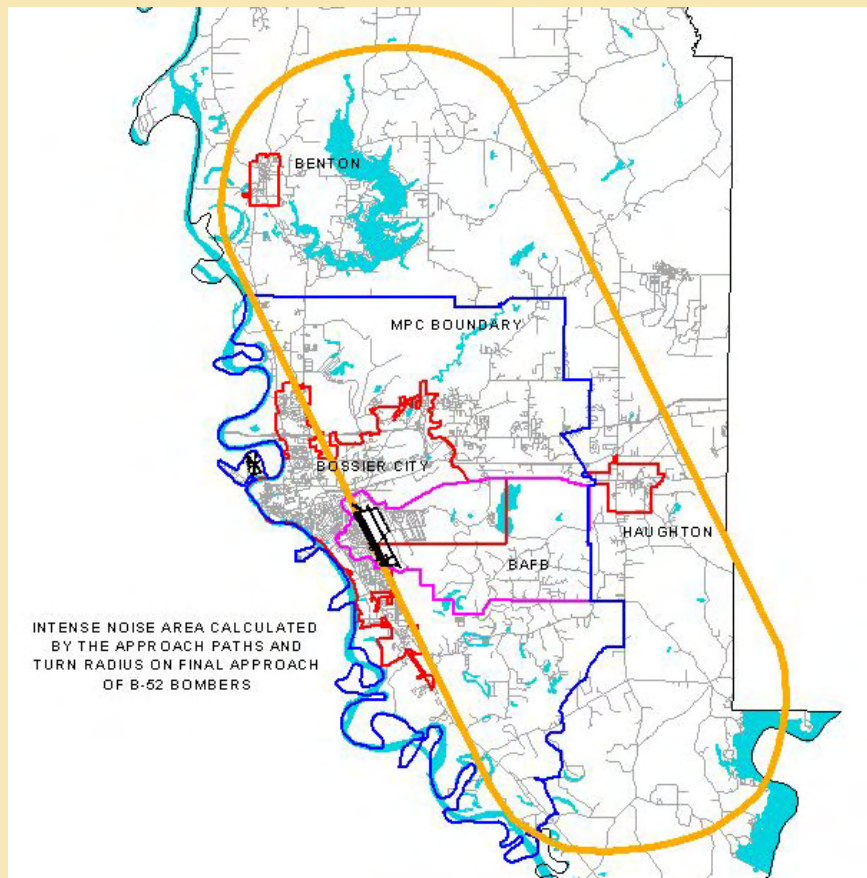
Another long-range concern is urban development and infrastructure encroachment on Barksdale's flight path. One of the most important considerations for keeping the bomber fleet at the base, in addition to the region's weather and its position within the continental United States, is that the base is in a relatively open environment with urban sprawl at a minimum. Large prestigious bases have been targeted for closure by the federal base reduction commission due to urban safety and noise concerns. The best regional examples of this are Carswell Air Force Base in Fort Worth and the Dallas Naval Air Station. If urban growth and congestion begin to

become concerns for Barksdale, the long term viability of the base may come into question.

The future I-69 corridor could be another potentially adverse factor. Of the four proposed routes through the Bossier area, two extend further south (Routes C and D) and two hug the base perimeter closely (Routes A and B). The new interstate corridor will invariably bring growth and associated development, but this may be both a blessing and a long-range problem for the Bossier region.

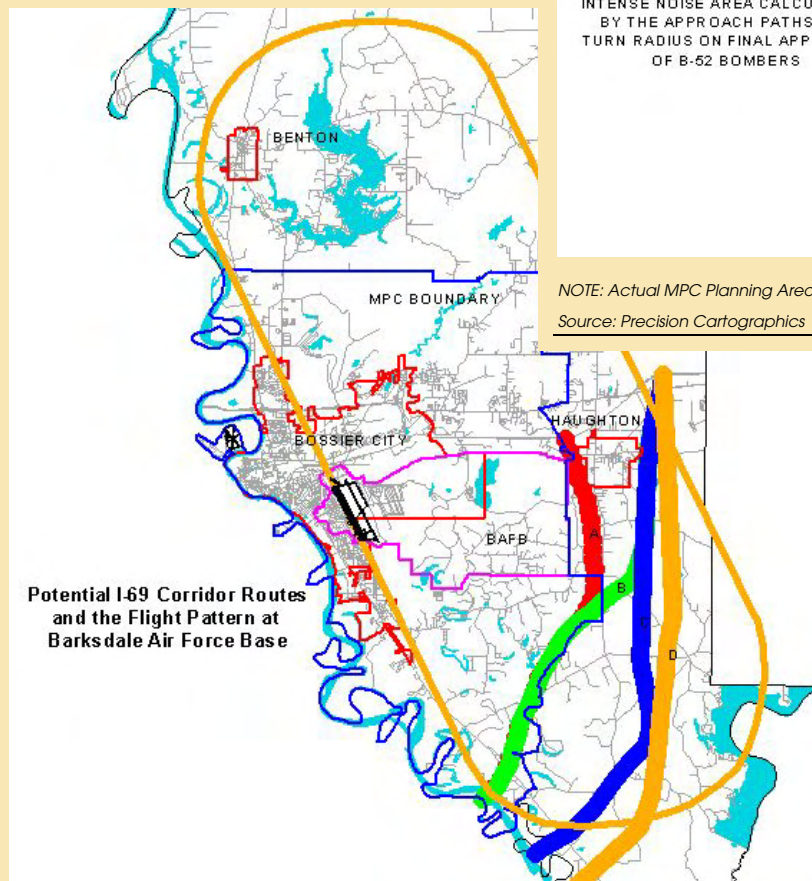
Ongoing urban growth and the direction and nature of this development relative to the Air Force Base grounds and influence areas will require both Barksdale officials and developers

Figure 2.15
Barksdale Air Force Base B-52 Flight Paths and Noise Impacts



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.
 Source: Precision Cartographics

Figure 2.16
Potential I-69 Corridors Relative to Barksdale Flight Patterns



NOTE: Actual MPC Planning Area boundary not shown; boundary has been generalized for planning purposes.
 Source: Precision Cartographics

and residents to be ever more keenly aware of impacts from - and to - B-52 operations in Bossier's local air space. These impacts can involve noise and vibration, the height and bulk of buildings and other tall structures/towers, and the location and density of residential population or other special populations (schools, hospitals, etc.).