BACKGROUND (WHY RE-ENVISION)

OPPORTUNITIES:
• QUALITY OF LIFE IMPROVEMENTS
• AGILE WORKFORCE (CSC) 800 PEOPLE
• RETAIN LOCAL TALENT
• CONTINUED GROWTH IN CITY CENTER
• AGILE WORKFORCE (CSC) 800 PEOPLE

Lincoln, Nebraska
Haymarket District Development

• MIXTURE OF EXISTING AND NEW BUILDINGS
• CONNECTION TO MILLENNIAL DEMOGRAPHIC
• INVESTMENT INTO DOWNTOWN AREA
• MIXED USE RESIDENTIAL SHOPPING AND DINING
• MAJOR EMPLOYERS WITHIN CLOSE PROXIMITY
• BOTH STREET AND VENUE EVENTS

EDUCATION + WORKFORCE = DEMAND

BOSSIER CITY DOWNTOWN RE-ENVISIONING
**FOCUS GROUP DATA FROM MILLENNIAL’S**

**Favorite Cities:**

![Map showing favorite cities for millennials.]

**Reasons:**
- Entertainment
- Lively Atmosphere
- Nightlife
- Shopping
- Historical Aspect
- Cultural Diversity

**Restaurants & Bars**
- Festivals
- Music Venues
- Sight-Seeing
- Downtown Area
- Adult & Kid Friendly

**What does Bossier/Shreveport area not have:**
- Professional Sports Team
- Upscale Boutiques
- Specialty Shoppes
- More Outdoor Patio Restaurants
- More Diverse Dining
- Designated bicycle lanes
- Better Sidewalks for Pedestrians
- Family Theme Parks:
  - Zoo
  - Aquarium
  - Top Golf
  - Water Park

**Places to go in the Bossier/Shreveport Area:**

- Movie Theaters
- Restaurants
- Bars, Clubs & Casinos
- Festivals
- Bike Paths & Parks
- Museums
- Fishing and Outdoor Life
- World Market
- Boardwalk
- Sci-port
- Mall St. Vincent
- Shopping Centers on Youree Drive

**BOSSIER CITY DOWNTOWN RE-ENVISIONING**
INSPIRATIONAL IMAGERY – TOWN CENTER
INSPIRATIONAL IMAGERY – ROW HOUSING
INSPIRATIONAL IMAGERY – GREEN INFRASTRUCTURE
FEATURES:

• MIXTURE OF EXISTING AND NEW BUILDINGS
• CONNECTION TO MILLENNIAL DEMOGRAPHIC
• INVESTMENT INTO DOWNTOWN AREA
• MIXED USE RESIDENTIAL SHOPPING AND DINING
• MAJOR EMPLOYERS WITHIN CLOSE PROXIMITY
• BOTH STREET AND VENUE EVENTS
FEATURES:

• CENTRAL PLAZA
• CONCERTS, RECREATION, FAIRS, AND FARMERS MARKETS AND OTHER COMMUNITY EVENTS
• SURROUNDING BUILDINGS' SCALE

CENTRAL PLAZA (SEE PLAN)
Central plaza provides a community gathering space for summer concert series, recreation, fairs, and farmers markets.
FEATURES:

• NEW MIXED USE CONSTRUCTION ALONG WITH RENOVATED EXISTING BUILDINGS.

• CITY SCALE SIMILARITIES

• VARIETY OF ENTERTAINMENT AND BUSINESSES

• MOVIE IN THE PARK (PLAZA)
FEATURES:

• DOWNTOWN AND PLAZA SCALE RATIO SIMILAR
• SIMILAR DEMOGRAPHICS
SITE INVENTORY AND SURVEY

LEGEND
- Interstate
- Primary Road
- Secondary Road
- 300' Setback
- Property - To Avoid
- Property - City of Bossier City
- Property - Bossier Parish School Board
- Property - Church Owned

EXISTING LAND USE
Scale 1" = 300'

BOSSIER CITY DOWNTOWN RE-ENVISIONING
ZONING MAP

CODE ANALYSIS:

- **B-4 (Downtown Business)**
  - No minimum lot size requirement except for Residential
  - Building Height Max. is 70ft

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1D Residential</td>
<td>6,000 sq. ft.</td>
</tr>
<tr>
<td>B-2D Residential</td>
<td>2,000 sq. ft.</td>
</tr>
<tr>
<td>B-3D Residential</td>
<td>1,000 sq. ft.</td>
</tr>
<tr>
<td>B-4D Residential</td>
<td>500 sq. ft.</td>
</tr>
</tbody>
</table>

- **Setback Requirements (Yards)**

<table>
<thead>
<tr>
<th>District</th>
<th>Lot Width</th>
<th>Minimum Lot Setback Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>60' x 50'</td>
<td>25' x 25'</td>
</tr>
<tr>
<td>Residential</td>
<td>60' x 50'</td>
<td>25' x 25'</td>
</tr>
</tbody>
</table>

- Front setback off main arterials 50ft (Barksdale Blvd) unless MPC approved
- Parking for Mixed Use areas are 1 per 250sf
- Parking lots cannot be more than 600sf from specified use

<table>
<thead>
<tr>
<th>Table 12.5.6: Off-Street Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Category</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Parks and open areas</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
<tr>
<td>All other parking areas</td>
</tr>
<tr>
<td>Religious institutions, all</td>
</tr>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>Commercial parking</td>
</tr>
<tr>
<td>Commercial recreation/entertainment</td>
</tr>
<tr>
<td>Indoor</td>
</tr>
<tr>
<td>Outdoor</td>
</tr>
<tr>
<td>Eating establishments, all</td>
</tr>
<tr>
<td>Drinking establishments, all</td>
</tr>
<tr>
<td>Major event entertainment</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Public accommodation</td>
</tr>
<tr>
<td>Retail sales and service, all</td>
</tr>
<tr>
<td>Vehicle sales and service</td>
</tr>
</tbody>
</table>

BOSSIER CITY DOWNTOWN RE-ENVISIONING
EXISTING BUILDINGS

Existing Corner Buildings on Barksdale

Front of Arrows Building

Side of Arrows Building

Building to be Renovated

Bossier Arts Council

L’Italiano

Flying Heart Brewery

BOSSIER CITY DOWNTOWN RE-ENVISIONING
MASTERPLAN IMAGERY

- Single Family Development (TYP)
- Apartment Development
- Parking
- Pedestrian Boardwalk Connection
- Commercial Development
- Row Housing
- Existing Church/School
- Existing Hotel
- Existing Gas Station
- Future Plaza
- Landscape Buffer
- Out Parcel (TYP)
- Primary Gateway/Entry

BOSSIER CITY DOWNTOWN RE-ENVISIONING
**BIKING CONNECTIVITY DIAGRAM - SITE**

**LEGEND:**

1. **INITIAL BIKE CONNECTIVITY:** Initially, bike traffic will be able to move through Bossier using Qbake St. with crossings at Hamilton Rd. and Traffic St. This will allow connectivity to The Boardwalk and Century Tel Center.

2. **BIKE CONNECTIVITY THROUGH SITE:** As Downtown Bossier develops, bikers will have another option taking them through the development core to connect with a pedestrian bridge over Traffic St. and the Rail Road Tracks.

**BOSSIER CITY DOWNTOWN RE-ENVISIONING**
MASTERPLAN IMAGERY

BOSSIER CITY DOWNTOWN RE-ENVISIONING
MASTERPLAN IMAGERY

BOSSIER CITY DOWNTOWN RE-ENVISIONING
(MIXED USE) BUILDING
4-5 stories
90,000sf (75,000sf residences, 15,000sf commercial)
360 parking spaces needed (1 space per 250 sf)

COMMERCIAL INCUBATOR BUILDING
2 – stories min.
13,000sf
0 parking spaces required

STREET SCAPE IMPROVEMENTS
600 Linear feet of Primary Boulevard (No on-street parking spaces)
600 Linear feet of Barksdale Boulevard (No on-street parking spaces)
550 Linear feet Retail Street (26 on-street parking spaces…13 per block)

PLAZA
Preliminary Location on City Property (Possibly moved at later date)
20,000sf
10 parking spaces needed (1 space per 2,000sf lot area)

BUILDINGS TO REMAIN:
L’Italiano, Bossier Arts Council,
Flying Heart Brewery, Arrows, BPCC

PROPERTY ACQUISITION NEEDS
For Plaza:
None Required (located on City Property)
For Mixed-Use Building:
None Required (located on City Property)
For Parking:
Carefree Janitorial

EXISTING BUILDINGS
EXISTING BUILDINGS
EXISTING BUILDINGS

BOSSIER CITY DOWNTOWN RE-ENVISIONING
• B-4 (Downtown Business)
• No minimum lot size requirement except for Residential
• Building Height Max. is 70ft
• Parking Requirement for based on Square Feet for Mixed Use
  1st floor retail/commercial – 20,000sf
  1st floor residential – 10,000sf
  2nd floor residential – 20,000sf
  3rd floor residential – 20,000sf
  4th floor residential – 15,000sf

  Total Square Feet – 90,000sf @ 1 space per 250sf

Total parking spaces required = **360 spaces**
  equivalent to 1 large city block and % of smaller city block

**PROS:**
• Adjacent to initial (existing) downtown building core
• Adjacent to initial Plaza space
• Conforms to planning for future master plan layout
• Utilizes same orientation of Mixed-Use original plan layout
• Utilizes city owned property (mostly)

**CONS:**
• May require demolition of Currently occupied BPCC GED program building

---

**UNIT TABULATION - 3 STORY**

<table>
<thead>
<tr>
<th>UNIT NAME</th>
<th>UNIT TYPE</th>
<th>NET AREA(SF)</th>
<th>UNIT COUNT</th>
<th>PERCENTAGE</th>
<th>TOTAL AREA</th>
<th>% BREAKDOWN</th>
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<tbody>
<tr>
<td>A1</td>
<td>1br/1ba</td>
<td>642</td>
<td>24</td>
<td>21%</td>
<td>15,068</td>
<td>62%</td>
</tr>
<tr>
<td>A2</td>
<td>1br/1ba</td>
<td>667</td>
<td>40</td>
<td>34%</td>
<td>27,460</td>
<td>109%</td>
</tr>
<tr>
<td>A3</td>
<td>1br/1ba</td>
<td>601</td>
<td>3</td>
<td>7%</td>
<td>6,408</td>
<td>25%</td>
</tr>
<tr>
<td>B1</td>
<td>2br/2ba</td>
<td>983</td>
<td>27</td>
<td>23%</td>
<td>25,541</td>
<td>98%</td>
</tr>
<tr>
<td>B2</td>
<td>2br/2ba</td>
<td>1,167</td>
<td>17</td>
<td>19%</td>
<td>19,939</td>
<td>78%</td>
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</tbody>
</table>

**TOTALS**
116 100% 95,676

**UNIT AVERAGE NET SF :** 825

1. NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO DOCK, LAND STORAGE.

**PROJECT DATA**

<table>
<thead>
<tr>
<th>UNIT AVERAGE NET SF :</th>
<th>825 SF</th>
<th>ACREAGE: 4.3 ACRES</th>
<th>DENSITY: 29 UNITS/ACRE</th>
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<tbody>
<tr>
<td>PARKING: REQUIRED:</td>
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<tr>
<td>PROPOSED:</td>
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<tr>
<td>OFF SITE PARKING</td>
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<tr>
<td>SURFACE PARKING</td>
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<td></td>
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</tr>
<tr>
<td>SPACES</td>
<td>395</td>
<td>193</td>
<td>191</td>
</tr>
<tr>
<td>UNIT</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**EXTERIOR AESTHETIC**

**BOSSIER CITY DOWNTOWN RE-ENVISIONING**
• B-4 (Downtown Business)
• No minimum lot size requirement except for Residential
• Building Height Max. is 70ft
• No Parking Requirement for commercial spaces
  1st floor retail/commercial – 6,500sf
  2nd floor retail/commercial – 6,500sf
  3rd floor office – 6,500sf
  4th floor office – 6,500sf

Total Square Feet = 26,000sf @ 1 space per 250sf

Total parking spaces required = 0 spaces (104 if mixed use)
equivalent to 1/3 of smaller city block

PROS:
• Adjacent to initial (existing) downtown building core
• Adjacent to initial Plaza space
• On Barksdale revitalized street front
• Conforms to planning for future master plan layout
• New open office space for professionals
• Utilizes city owned property

CONS:
• Initial investment by city
• Adjacent to existing buildings/Arrows Property Owners
• Covers existing mural on side of Arrows Building
STREET SCAPES IMPROVEMENTS

- B-4 (Downtown Business)
  Total Square Feet – 20,000sf @ 1 space per 2,000sf lot space
  Total parking spaces provided: **25 spaces approx.**
  Retail street front improvements provide parallel parking on one side of street

- RETAIL / SHARROW STREET (BARKSDALE BLVD)
  (OVERALL WIDTH = 62’ including Pedestrian zones)

- PRIMARY BOULEVARD STREET
  (OVERALL WIDTH = 84’ including Pedestrian zones)

- STANDARD STREET
  (OVERALL WIDTH = 60’ including Pedestrian zones)
ROAD EXTENTS:
1. BARKSDALE BOULEVARD – TRAFFIC STREET TO HAMILTON ROAD
2. OGILVIE STREET – MONROE STREET TO MANSFIELD STREET
3. ARCADIA STREET – BARKSDALE BLVD TO COLEMAN STREET
4. MONROE STREET – BARKSDALE BLVD TO OGILVIE STREET
5. MANSFIELD STREET – BARKSDALE BLVD TO COLEMAN STREET
• B-4 (Downtown Business)
• No minimum lot size requirement except for Residential
• Building Height Max. N/A
• Parking Requirement for Exterior Commercial Entertainment spaces

Total Square Feet = 20,000sf @ 1 space per 2,000sf lot space

Total parking spaces required = 10 spaces
  equivalent to retail streetscape improvements using 1/2 of smaller city block

PROS:
• Adjacent to initial (existing) downtown building core
• Adjacent to Commercial and Mixed Use Districts
• On Barksdale revitalized street front
• Conforms to planning for future master plan layout
• Initial open space for residents, professionals, and events
• Utilizes city owned property

CONS:
• Initial investment by city
• May need to be relocated to larger area
PHASE I IMAGERY

BOSSIER CITY DOWNTOWN RE-ENVISIONING