



SKS
STUDIO

m i k e
m c w a i n
ARCHITECT

BOSSIER CITY DOWNTOWN RE-ENVISIONING

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



Steel/Tube



3 HAYMARKET FARMERS MARKET



6 REDEVELOPED BUILDING STOCK

FOCUS GROUP DATA FROM MILLENNIAL'S

Favorite Cities:

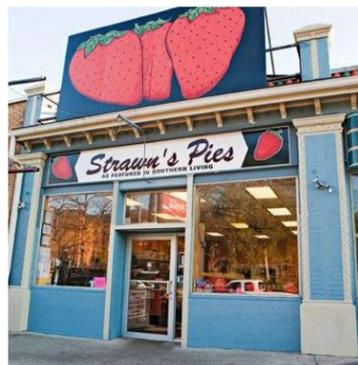


Reasons:

- | | |
|--------------------|----------------------|
| Entertainment | Restaurants & Bars |
| Lively Atmosphere | Festivals |
| Nightlife | Music Venues |
| Shopping | Sight-Seeing |
| Historical Aspect | Downtown Area |
| Cultural Diversity | 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

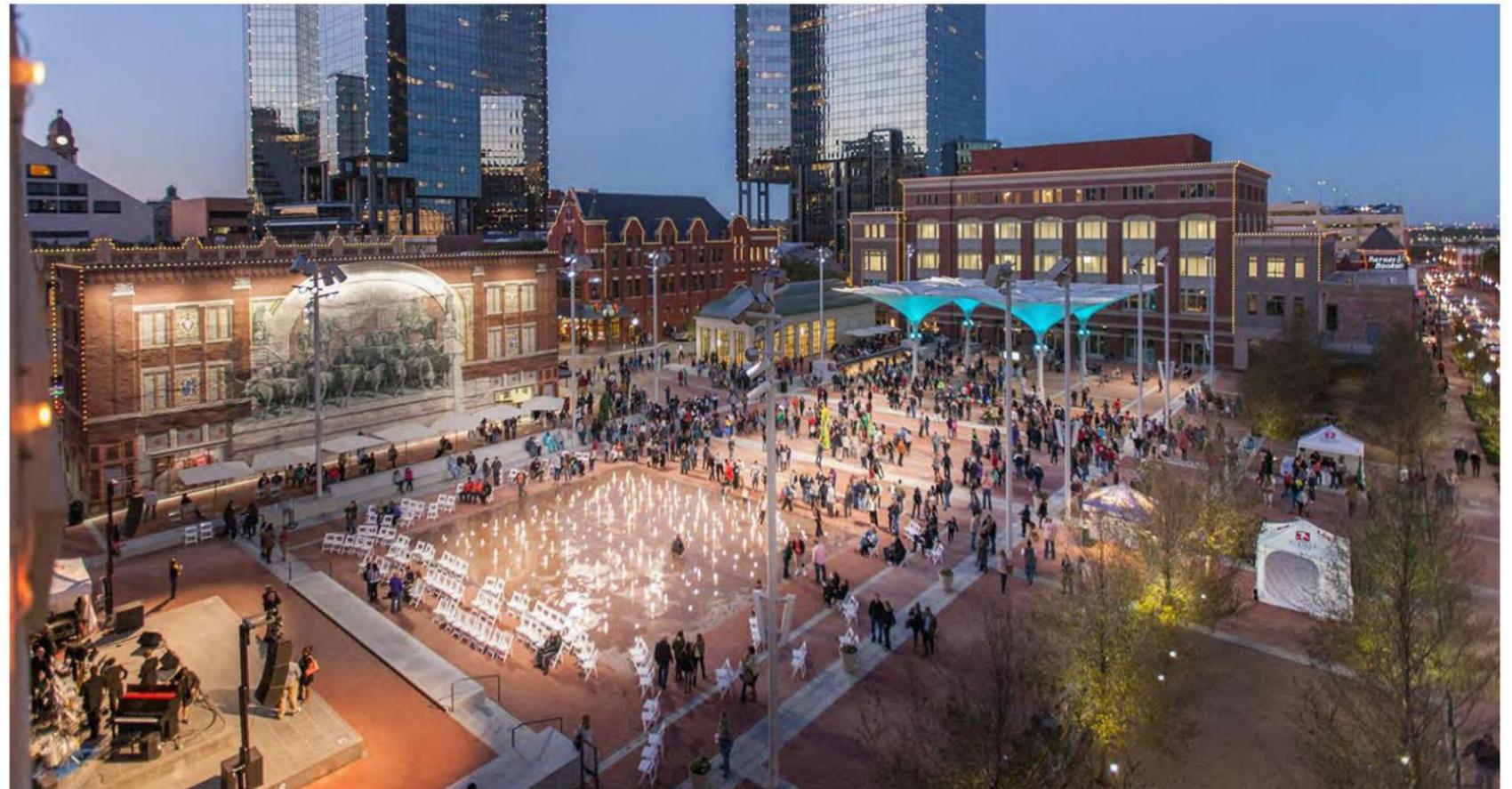


Places to go in the Bossier/Shreveport Area:

- 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



INSPIRATIONAL IMAGERY – TOWN CENTER



INSPIRATIONAL IMAGERY – MIXED USE



INSPIRATIONAL IMAGERY – ROW HOUSING



INSPIRATIONAL IMAGERY – SINGLE FAMILY



INSPIRATIONAL IMAGERY – GREEN INFRASTRUCTURE



PRECEDENT – HAYMARKET DISTRICT – LINCOLN, NEBRASKA

LEGEND



PRINCIPLE CONNECTORS



PARKING



CORE AREA



UNIVERSITY OF NEBRASKA CAMPUS



DEFINED OPEN SPACE



MIXED-USE DEVELOPMENT

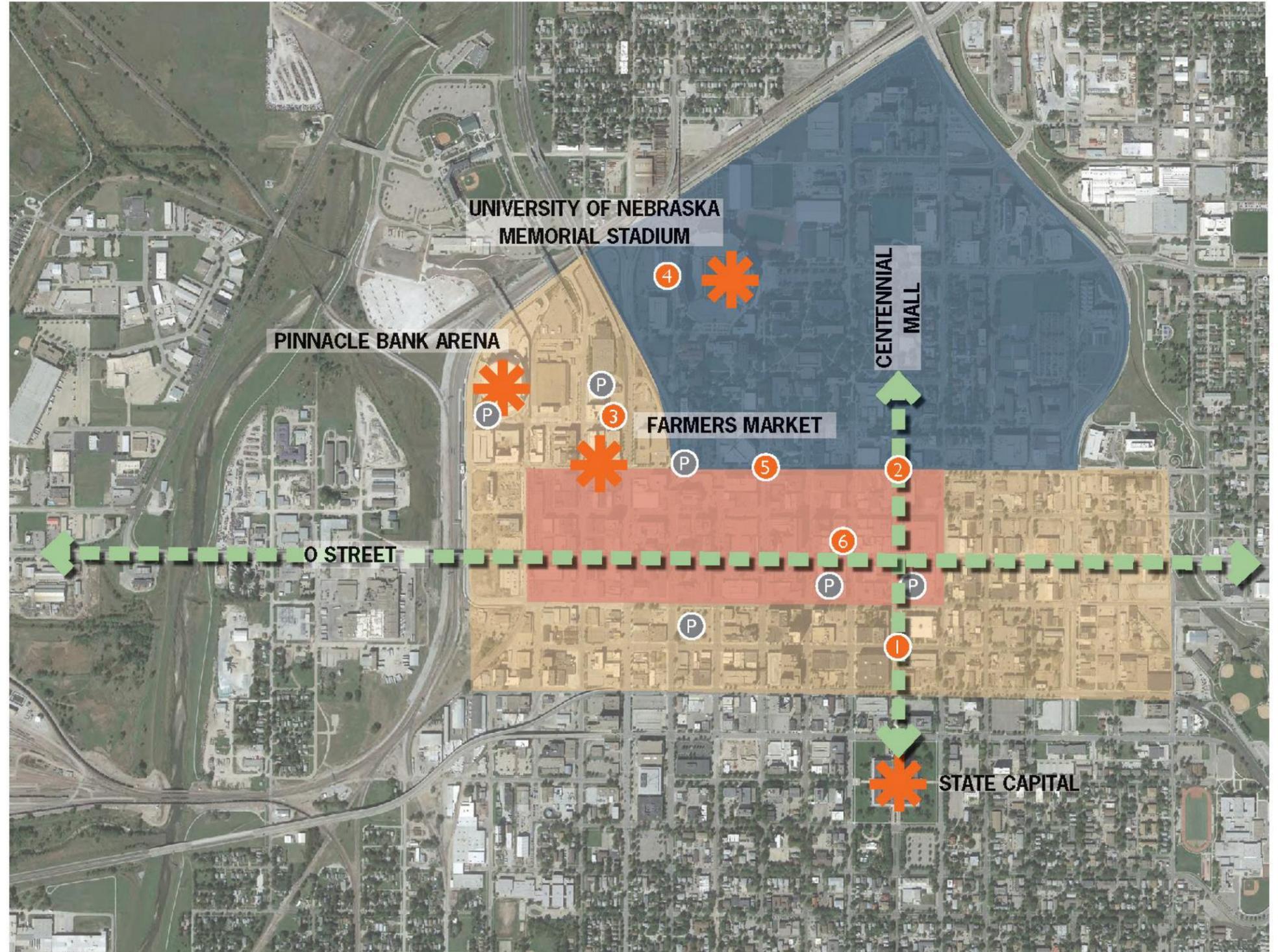
FEATURES:

- 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



1 RIBFEST

Ribfest started in 1996 and has since been one of the largest summer events in downtown Lincoln. The event showcases great barbeque and live music featuring some of the best local and regional talent, during the 4 day event.



HAYMARKET DISTRICT
LINCOLN, NEBRASKA



PRECEDENT – PRAIRIEFIRE – OVERLAND PARK, KANSAS

LEGEND



PRINCIPLE CONNECTORS



PARKING



CORE AREA

+/- 18 ACRES OR 6 BLOCKS



DEFINED OPEN SPACE



MIXED-USE

DEVELOPMENT

FEATURES:

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



PRAIRIEFIRE DEVELOPMENT
OVERLAND PARK, KANSAS



NORTH



CENTRAL PLAZA (SEE PLAN)

Central plaza provides a community gathering space for summer concert series, recreation, fairs, and farmers markets.

PRECEDENT – RIVER MARKET DISTRICT – LITTLE ROCK, ARKANSAS

LEGEND

| | | | |
|---|----------------------|---|-----------------------|
|  | PRINCIPLE CONNECTORS |  | PARKING |
|  | CORE AREA |  | MIXED-USE DEVELOPMENT |
|  | DEFINED OPEN SPACE | | |

FEATURES:

- NEW MIXED USE CONSTRUCTION ALONG WITH RENOVATED EXISITING BUILDINGS.
- CITY SCALE SIMILARITIES
- VARIETY OF ENTERTAINMENT AND BUSINESSES
- MOVIE IN THE PARK (PLAZA)



RIVER MARKET DISTRICT
LITTLE ROCK, ARKANSAS



PRECEDENT – DOWNTOWN LAFAYETTE, LOUISIANA (SIZE COMPARISON)



LAFAYETTE, LOUISIANA – DOWNTOWN REVITALIZATION PROJECT

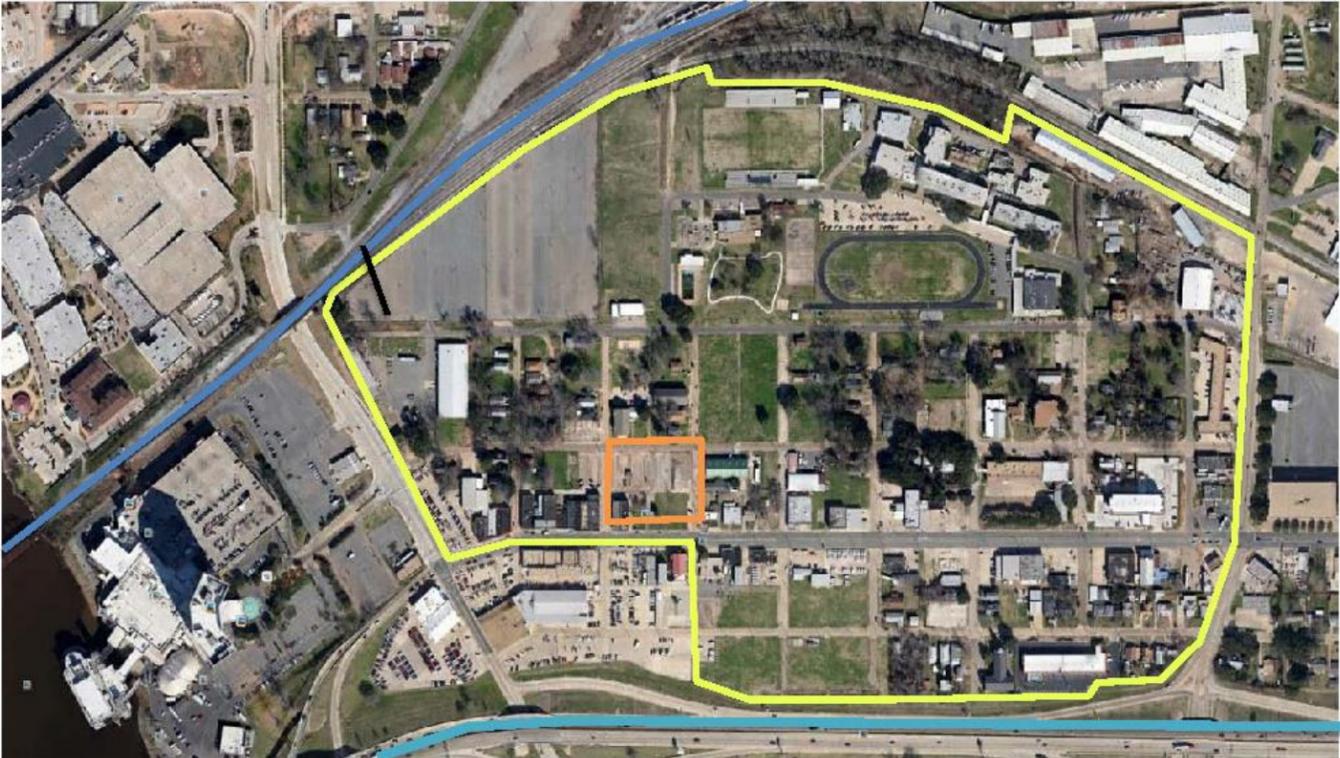


LAFAYETTE, LOUISIANA – DOWNTOWN REVITALIZATION PROJECT

FEATURES:

- DOWNTOWN AND PLAZA SCALE RATIO SIMILAR
- SIMILAR DEMOGRAPHICS

SIZE COMPARISON

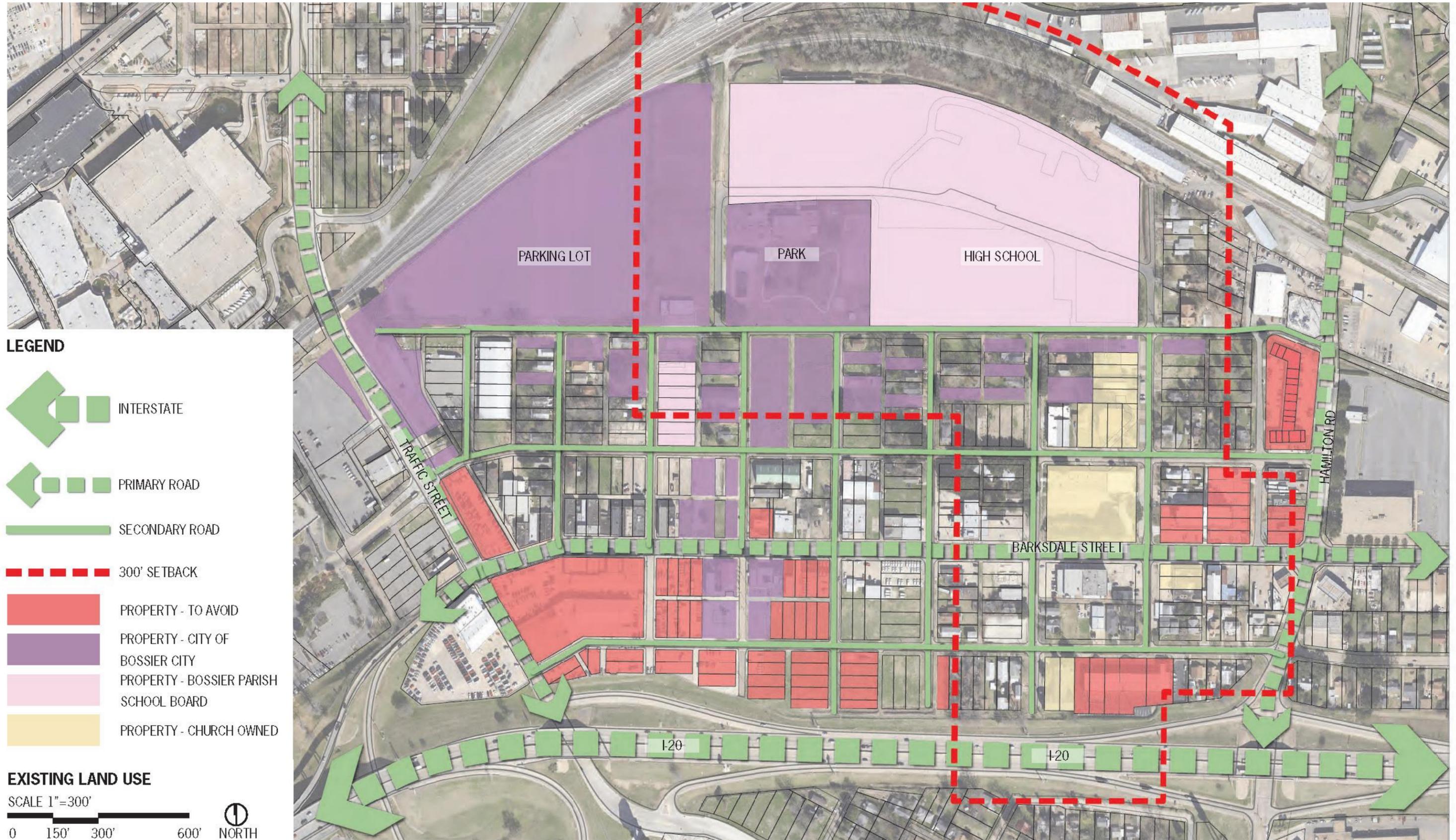


DOWNTOWN BOSSIER CITY, LOUISIANA



DOWNTOWN LAFAYETTE, LOUISIANA

SITE INVENTORY AND SURVEY

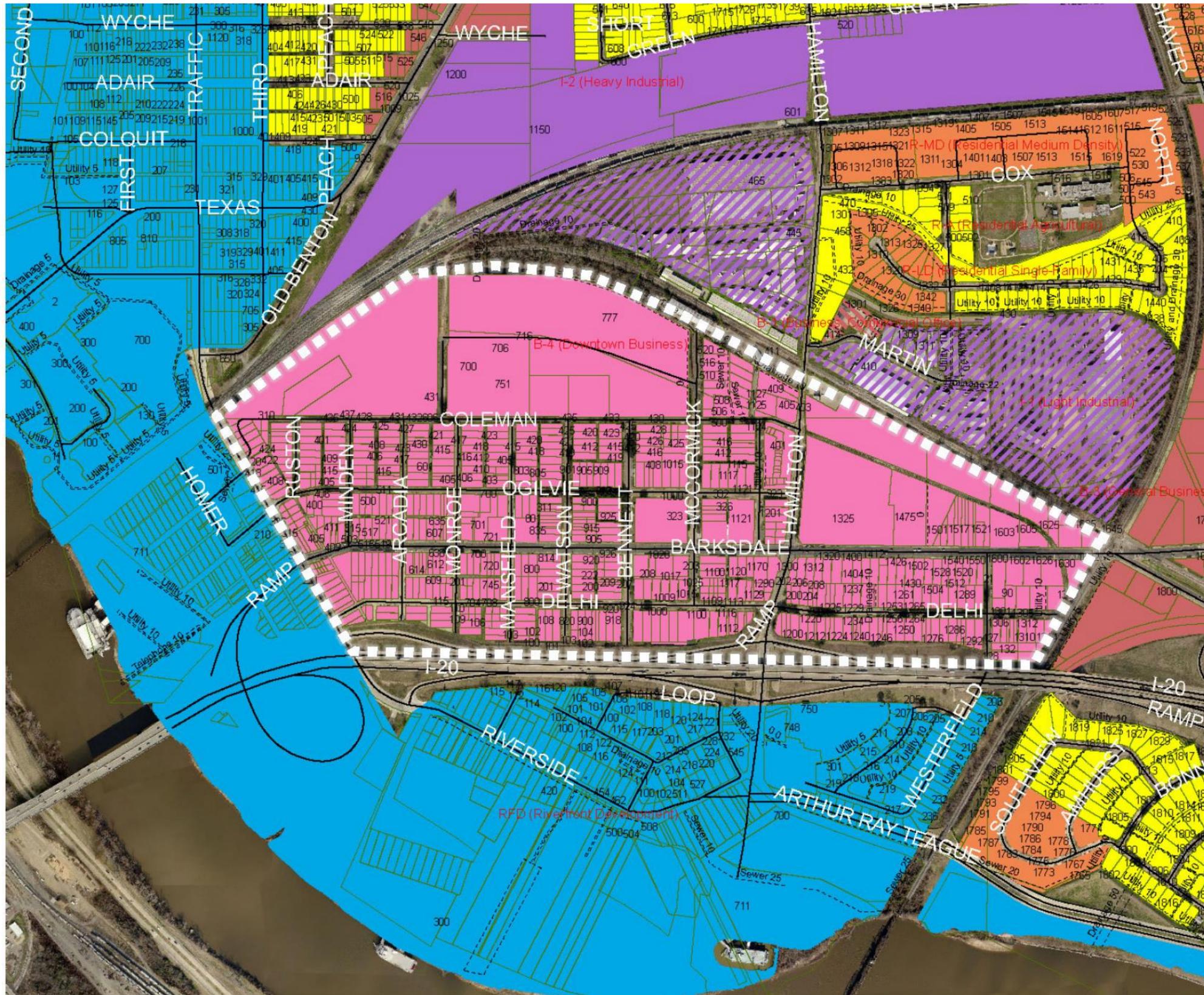


PROPERTY OWNERSHIP



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

| District | Minimum Lot Area |
|---|---|
| R-MD Residential, Medium Density | |
| Single-family dwelling | 6,000 sq. ft. |
| Multiple-family dwelling | 8,000 sq. ft. for first 2 units plus 2,000 sq. ft. for each additional unit |
| Any other permitted use | 6,000 sq. ft. |
| B-4 Downtown Business | |
| Residential uses | Same as R-MD, Medium Density Residential District |
| Any other permitted use | None |

- Setback Requirements (Yards)

| District | Lot Width | Minimum Bldg Setback Required | | | Maximum Yard Permitted | | Minimum Landscape Surface |
|------------------------------|-----------|-------------------------------|-------|-------|------------------------|-------|---------------------------|
| | | Front | Side | Rear | Front | Side | |
| Commercial Districts | | | | | | | |
| B-4 Downtown Business | | | | | | | |
| Commercial Uses | 60 f. | 20 ft. | None | 20 f. | 20 ft. | 5 ft. | None |
| Residential Uses | 60 f. | 25 ft. | 5 ft. | 25 f. | | | 30% of lot area |

- 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 600ft from specified use

| Use Category | Minimum Requirements |
|-------------------------------------|--|
| | Motor Vehicle Parking Spaces |
| Parks and open areas | |
| Cemetery | 2, plus 1 additional space for each 10 acres |
| All other park/open areas | 1/2 per occupant load of area used for participatory sport or activity |
| Religious institutions, all | 1 per 3 seats |
| Commercial | |
| Commercial parking | N/A |
| Commercial recreation/entertainment | |
| Indoor | 1 per 250 sq. ft. GFA |
| Outdoor | 1 per 2,000 sq. ft. of parcel area |
| Eating establishments, all | 1 per 100 sq. ft. GFA |
| Drinking establishments, all | 1 per 100 sq. ft. GFA |
| Major event entertainment | 1 per 3 seats |
| Office | 1 per 250 sq. ft. GFA |
| Public accommodation | 1 per guest room |
| Retail sales and service, all | 1 per 250 sq. ft. GFA of retail/service space plus 1 additional space for each 1,000 sq. ft. GFA of warehouse space. |
| Vehicle sales and service | 1 per 250 sq. ft. GFA |

EXISTING BUILDINGS



Existing Corner Buildings on Barksdale



Building to be Renovated



Front of Arrows Building



Bossier Arts Council



Side of Arrows Building



L'Italiano



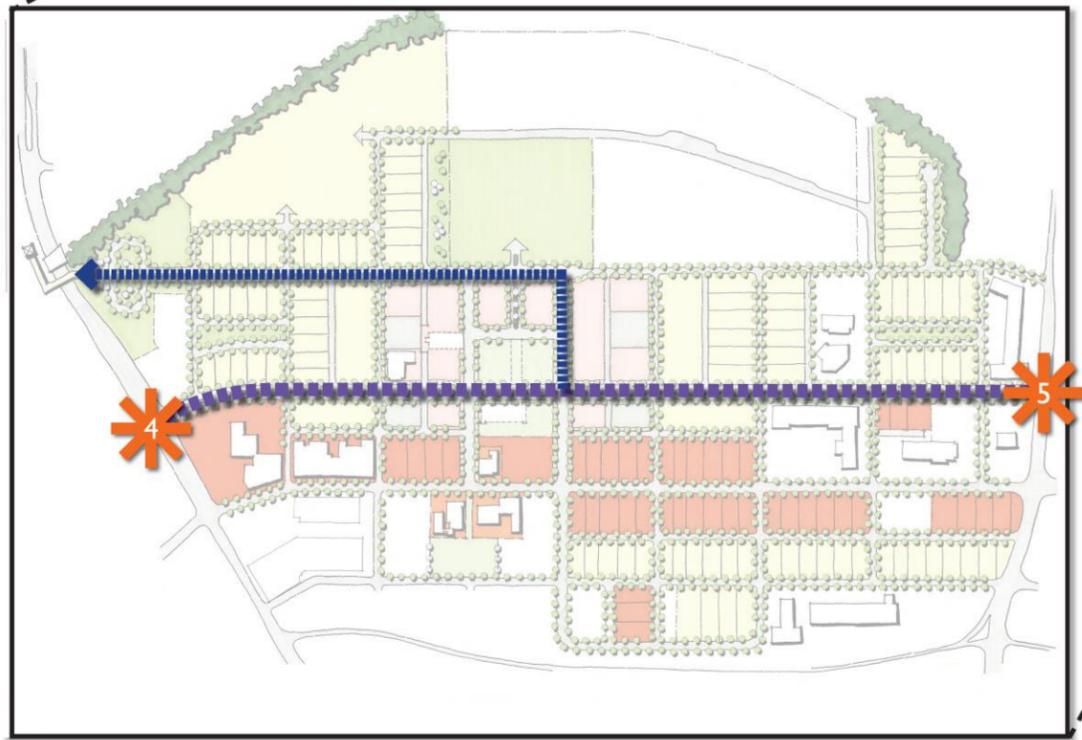
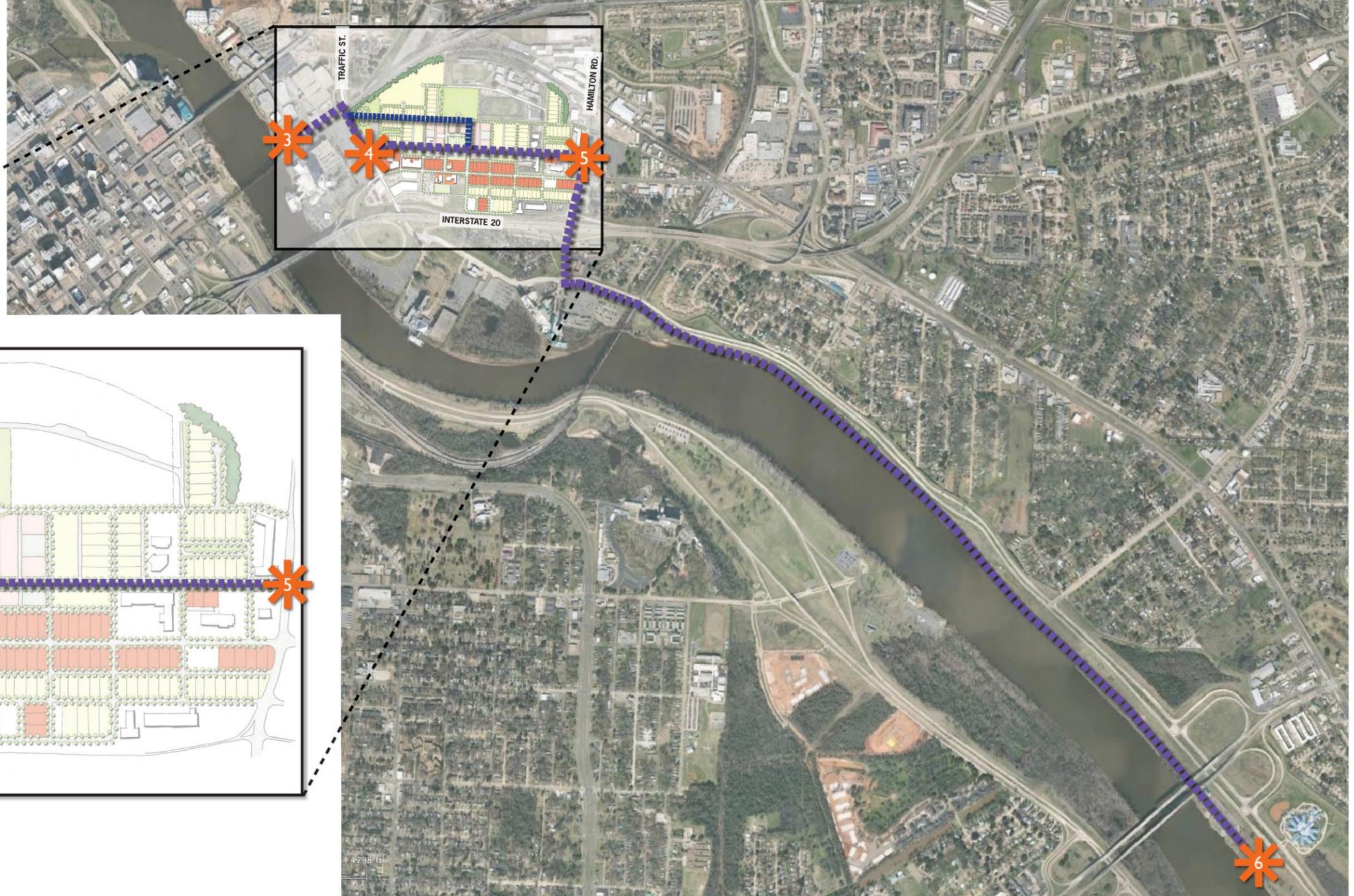
Flying Heart Brewery

MASTERPLAN IMAGERY

REVISED OPTION



MASTERPLAN IMAGERY



BIKING CONNECTIVITY DIAGRAM - SITE

SCALE 1"=200'



LEGEND:

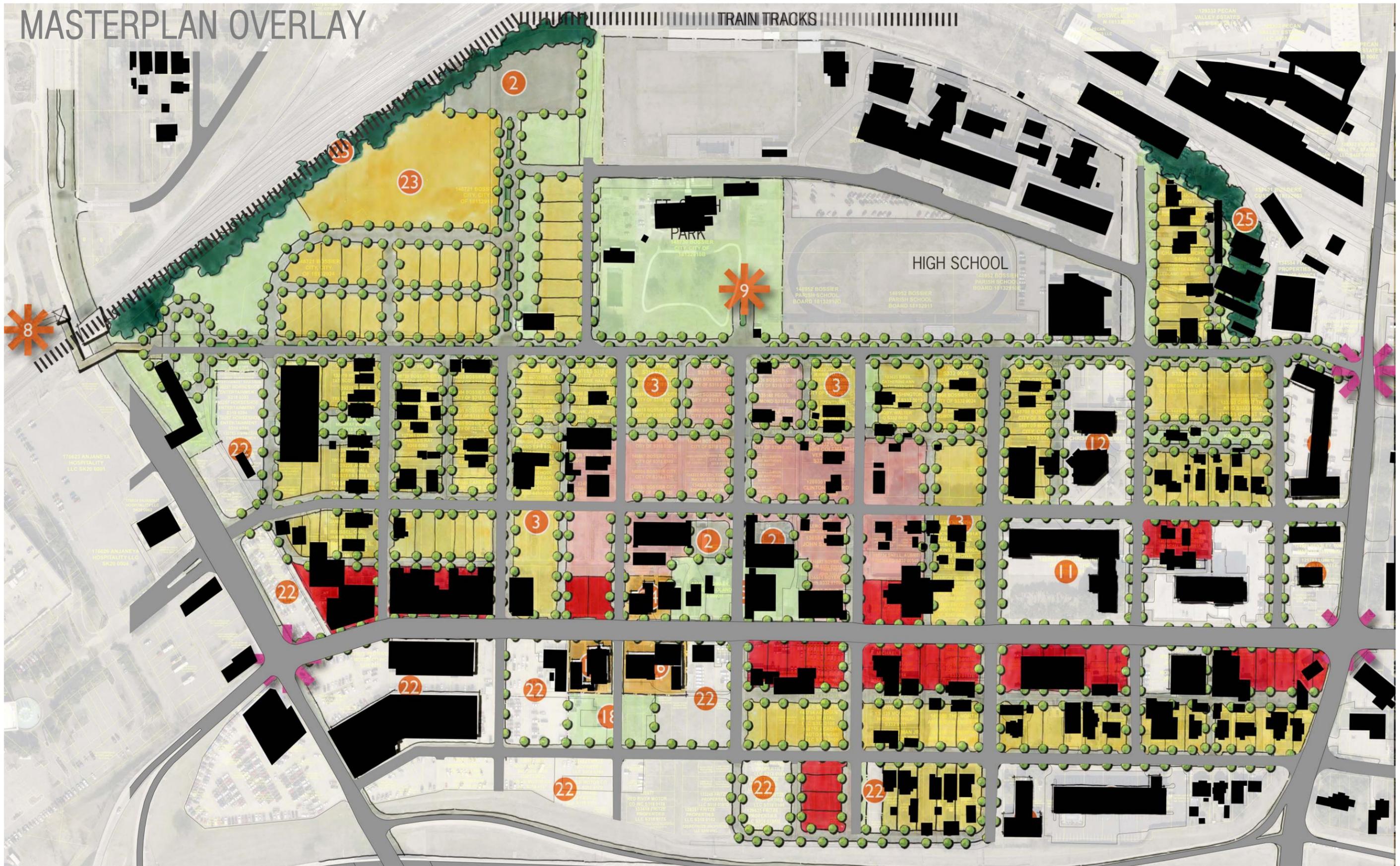
- 1. INITIAL BIKE CONNECTIVITY: Initially, bike traffic will be able to move through Bossier using Ogilvie St. with crossings at Hamilton Rd. and Traffic St. This will allow connectivity to The Boardwalk and Century Tel Center.
- 2. BIKE CONNECTIVITY THROUGH SITE: As Downtown Bossier develops bikers will have another option taking them through the development core to connect with a pedestrian bridge over Traffic St. and the Rail Road tracks.
- 3. BOARDWALK
- 4. TRAFFIC STREET CROSSING
- 5. HAMILTON ROAD CROSSING
- 6. CENTURY TEL CENTER LINK

BIKING CONNECTIVITY DIAGRAM

SCALE 1"=500'



MASTERPLAN OVERLAY















BOSSIER CITY DOWNTOWN RE-ENVISIONING



PHASE I

PHASE I ENLARGED PLANS



(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 SCOPE 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:

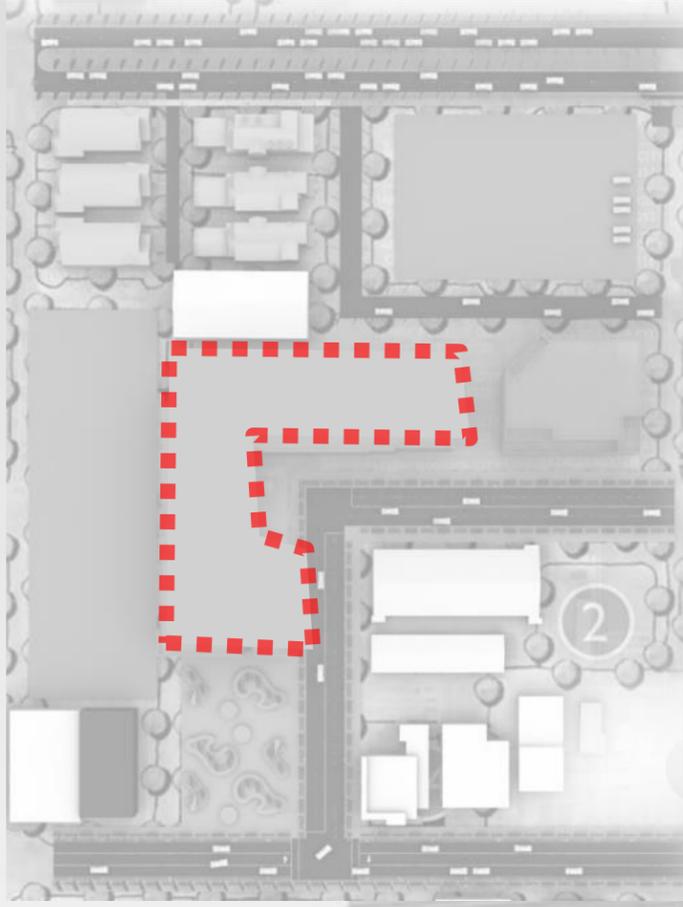


For Commercial Incubator Building:
 None Required (located on City Property)

For Parking:
 Carefree Janitorial



MIXED USE BUILDING



- **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**

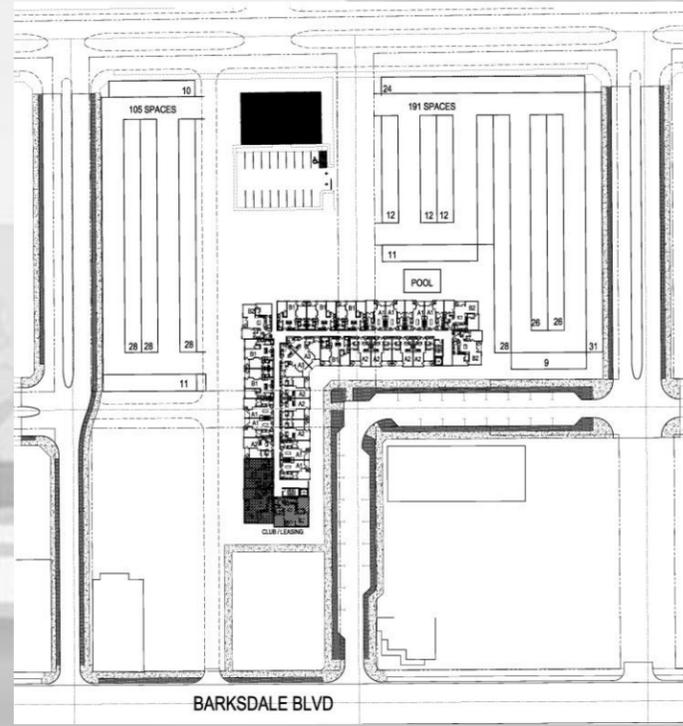
equivalent to 1 large city block and ¼ of smaller city block

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)

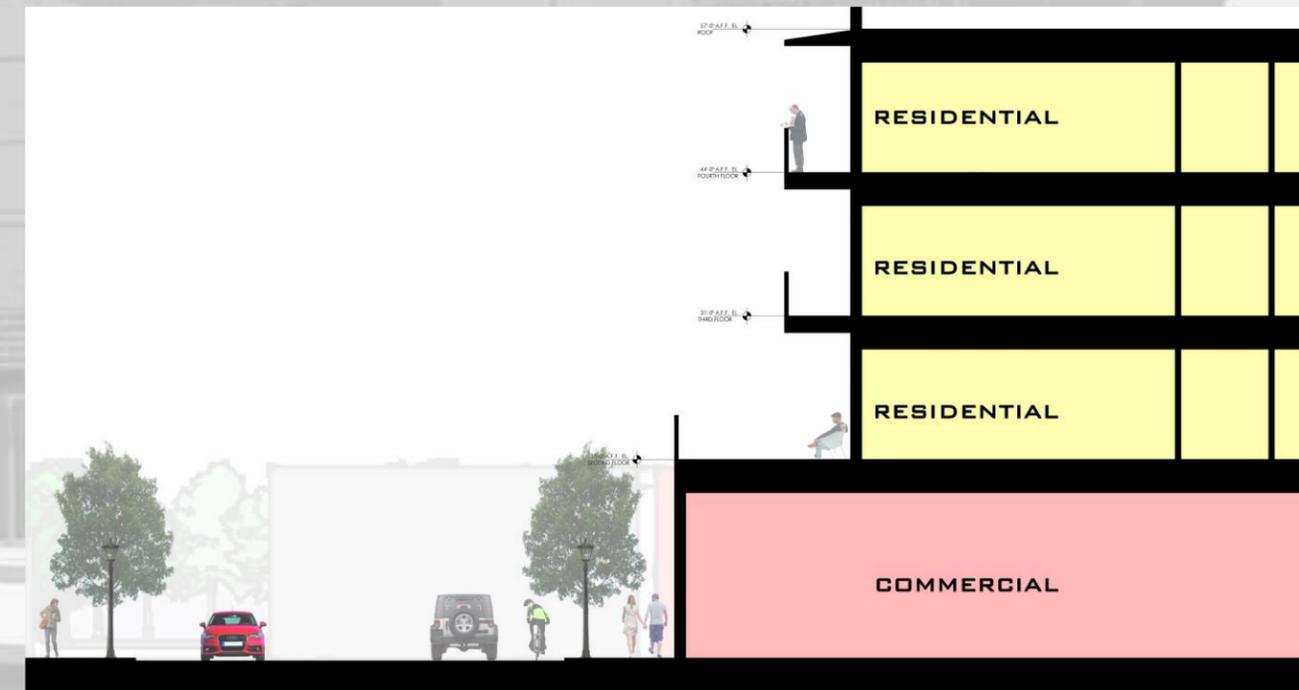
CONS:

- May require demolition of Currently occupied BPCC GED program building

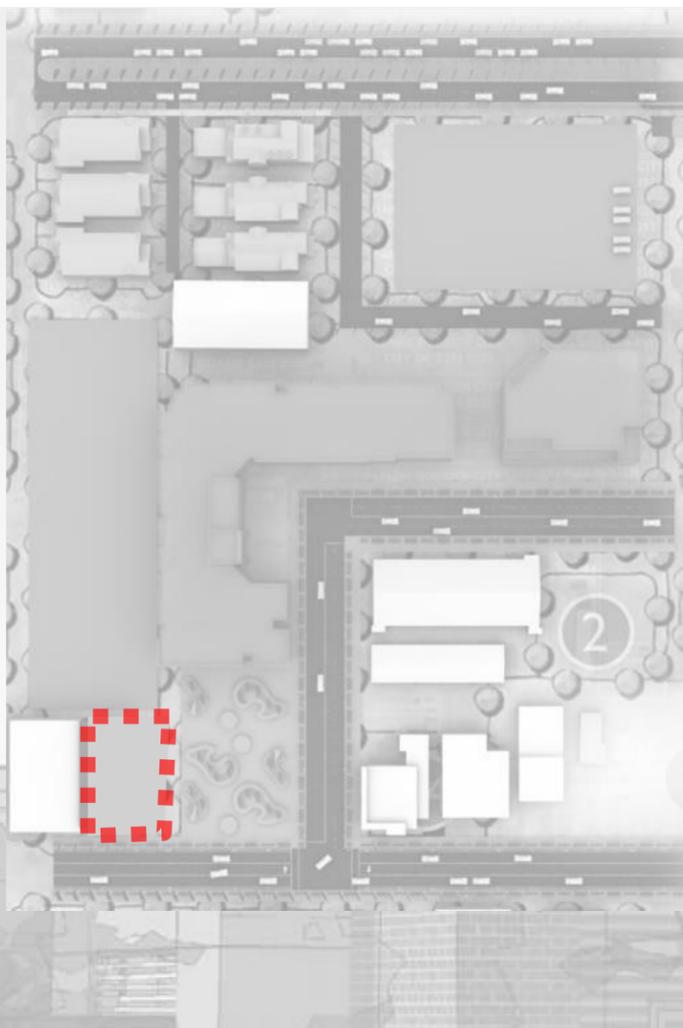


| UNIT TABULATION - 3 STORY | | | | | | | 10/23/14 |
|---|-----------|--------------|------------|------------------|---------------|-------------|----------|
| UNIT NAME | UNIT TYPE | NET AREA(SF) | UNIT COUNT | PERCENTAGE | TOTAL AREA | % BREAKDOWN | |
| A1 | 1br/1ba | 642 | 24 | 21% | 15,408 | 62% | |
| A2 | 1br/1ba | 687 | 40 | 34% | 27,480 | | |
| A3 | 1br/1ba | 801 | 8 | 7% | 6,408 | | |
| B1 | 2br/2ba | 983 | 27 | 23% | 26,541 | 38% | |
| B2 | 2br/2ba | 1,167 | 17 | 15% | 19,839 | | |
| TOTALS | | | 116 | 100% | 95,676 | | |
| UNIT AVERAGE NET SF : | | | | 825 | | | |
| * NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE. | | | | | | | |
| PROJECT DATA | | | | | | | |
| UNIT AVERAGE NET SF : | | | | 825 S.F. | | | |
| ACREAGE: | | | | 4.0 ACRES | | | |
| DENSITY: | | | | 29 UNITS/ACRE | | | |
| PARKING: | | | | | | | |
| REQUIRED | | | | SPACES | | | |
| PROVIDED | | | | 296 SPACES | | | |
| OFF SITE PARKING | | | | 105 SPACES | | | |
| SURFACE PARKING | | | | 191 SPACES | | | |
| | | | | 2.55 SPACES/UNIT | | | |

EXTERIOR AESTHETIC



COMMERCIAL INCUBATOR BUILDING



- **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

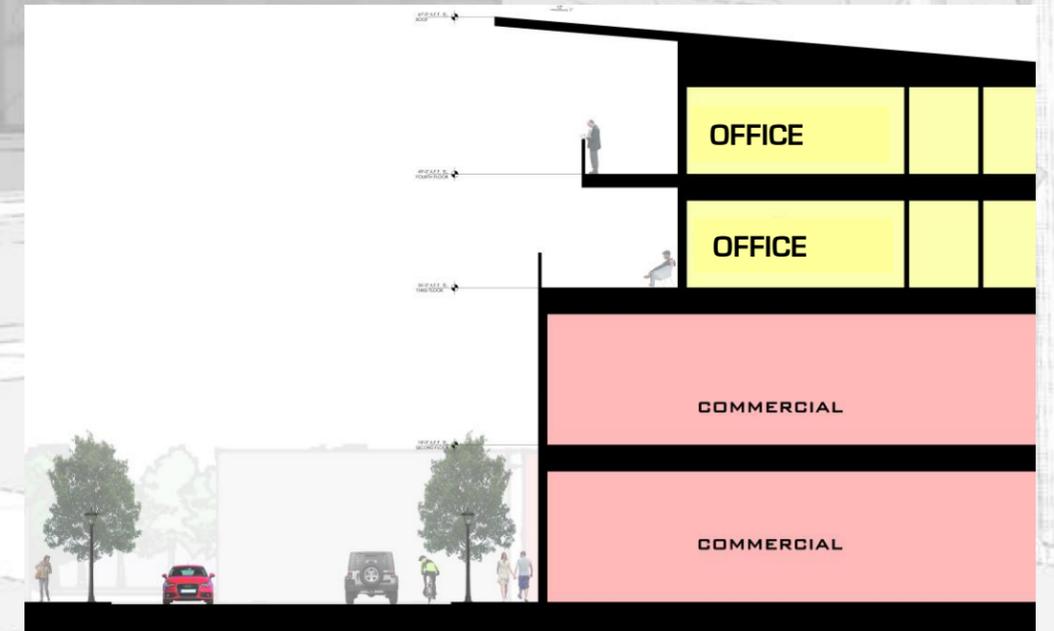
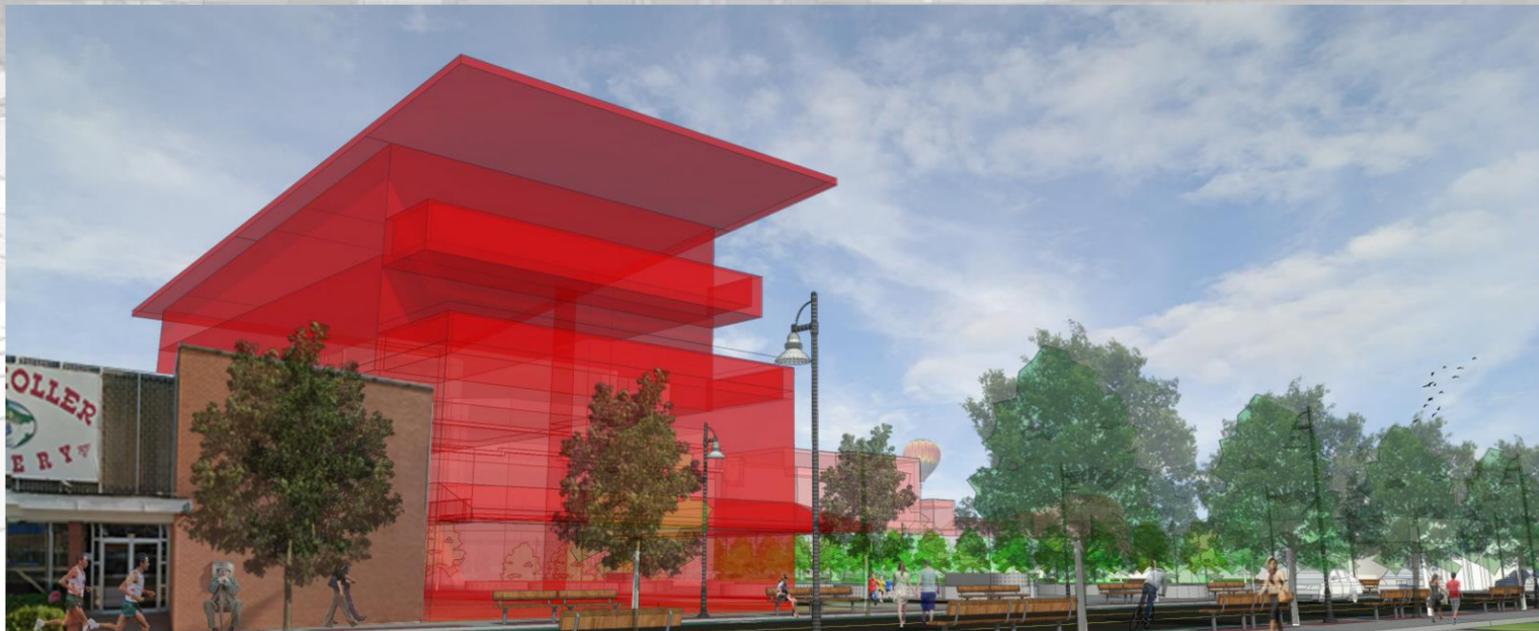
PROS:

- 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

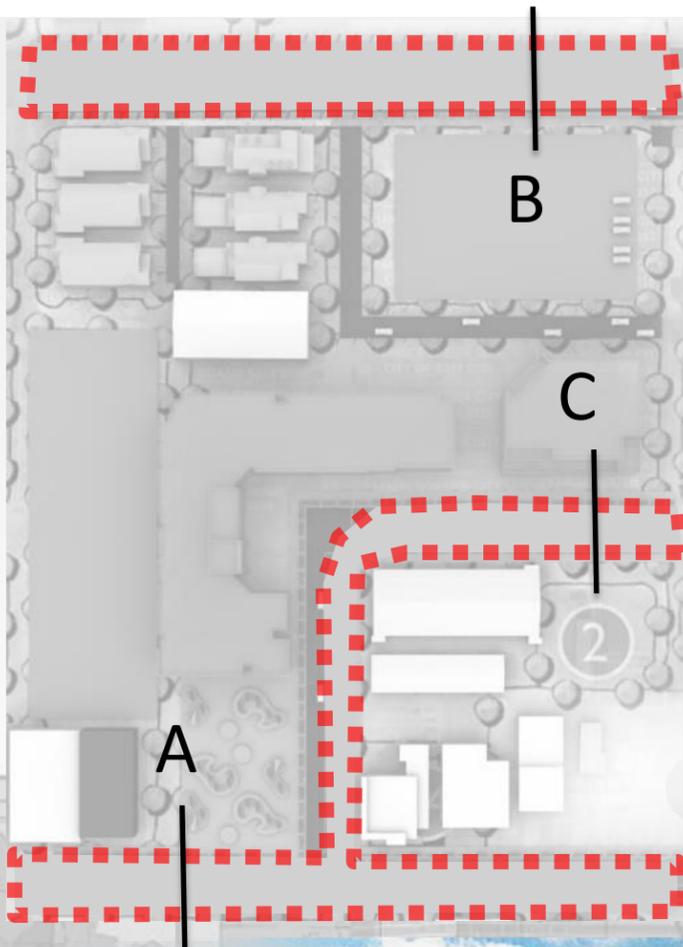
CONS:

- Initial investment by city
- Adjacent to existing buildings/Arrows Property Owners
- Covers existing mural on side of Arrows Building

EXTERIOR AESTHETIC



STREET SCAPE IMPROVEMENTS



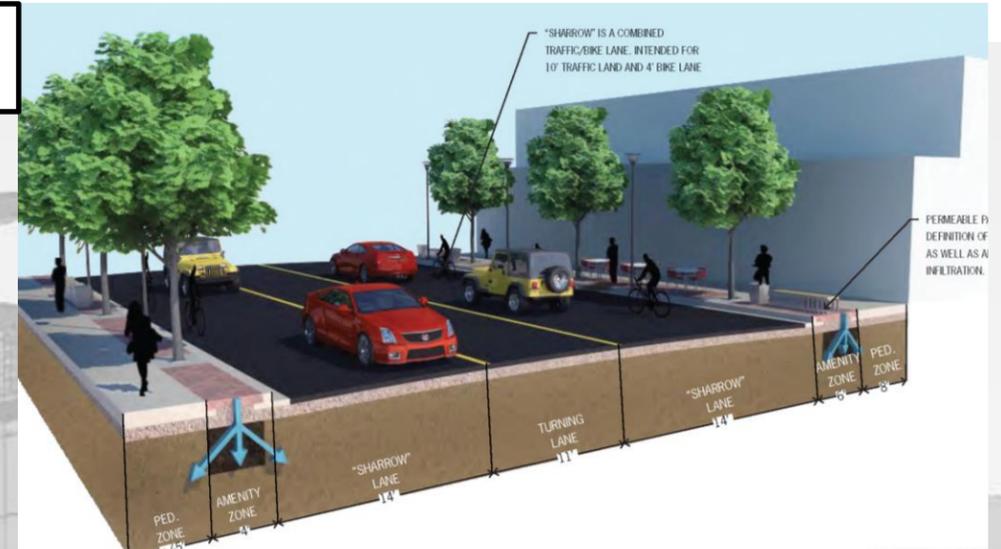
- **B-4 (Downtown Business)**

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

Total parking spaces provided= **25 spaces approx.**

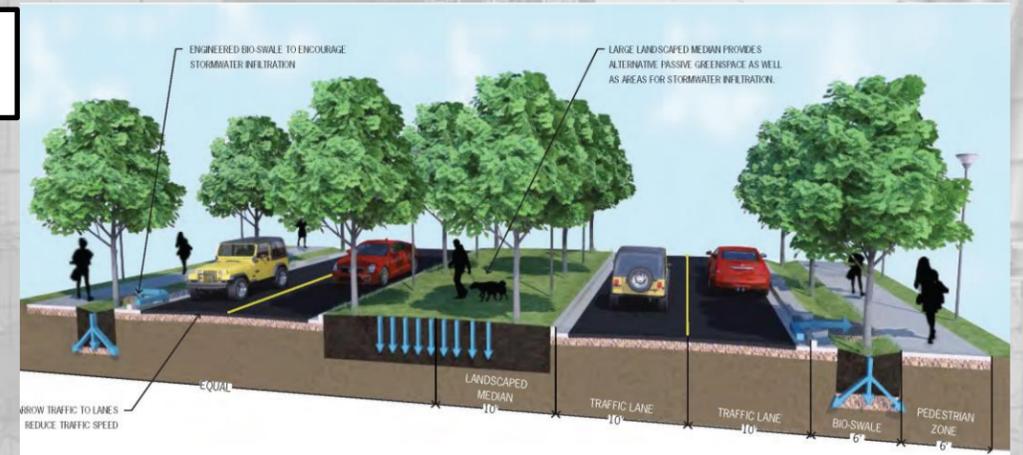
Retail street front improvements provide parallel parking on one side of street.

A



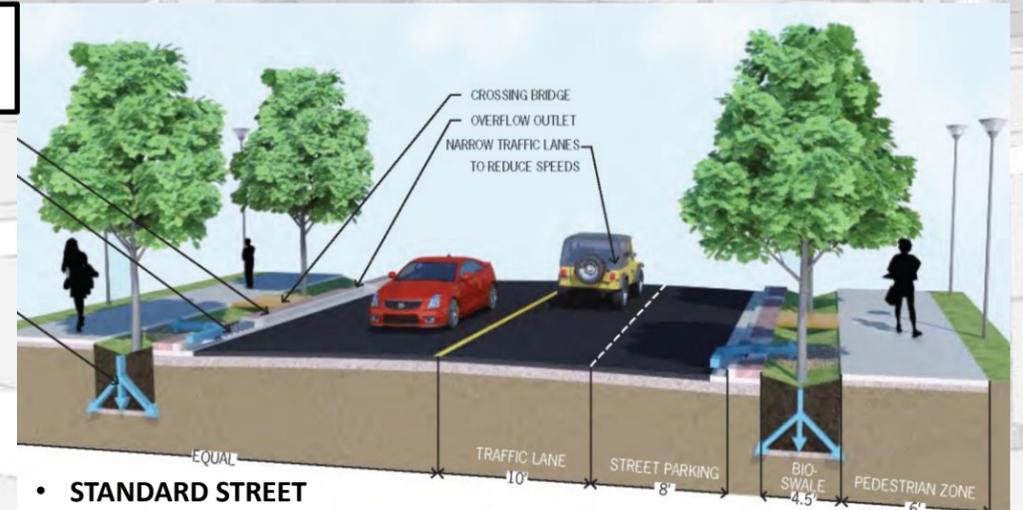
- **RETAIL / SHARROW STREET (BARKSDALE BLVD)**
(OVERALL WIDTH = 62' including Pedestrian zones)

B



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

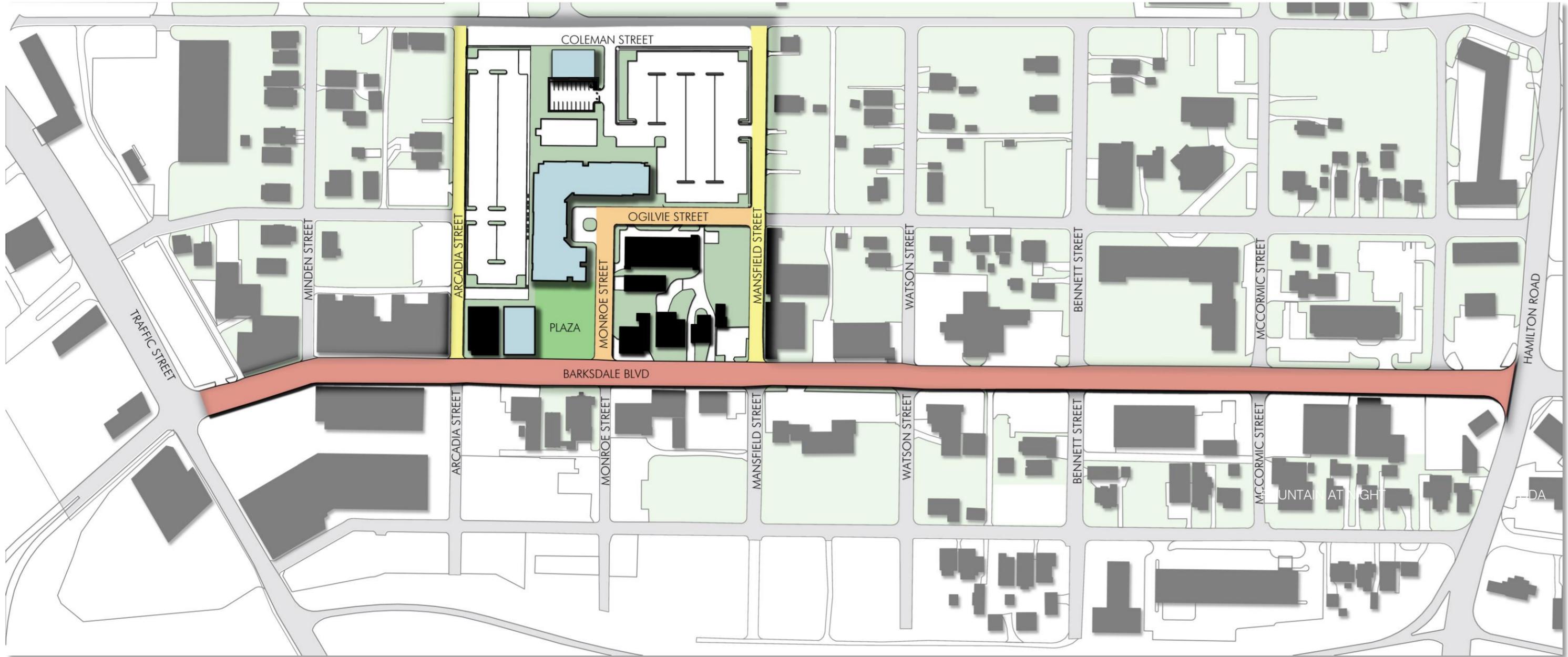
C



- **STANDARD STREET**
(OVERALL WIDTH = 60' including Pedestrian zones)



PHASE I – ROAD DEVELOPMENT



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

PLAZA

- **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
utilizing 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