

# THE PORT OF CADDO BOSSIER



NORTH PROPERTY MASTER PLANNING  
SITE ANALYSIS



# TASK 1 – SITE ANALYSIS

## **REVIEW OF EXISTING SITE CONDITIONS:**

ANALYSIS OF TOPOGRAPHY, SOIL CONDITIONS, VEGETATION, AND HYDROLOGY TO ASSESS DEVELOPMENT SUITABILITY.

## **INFRASTRUCTURE ASSESSMENT:**

EVALUATION OF CURRENT ROADS, UTILITIES, DRAINAGE, AND EXISTING STRUCTURES.

## **LAND-USE ANALYSIS:**

SETBACK REQUIREMENT AND ALLOWABLE USES.

## **TRANSPORTATION AND CONNECTIVITY ASSESSMENT:**

ANALYSIS OF ROAD NETWORKS, PUBLIC TRANSIT ACCESS, AND POTENTIAL IMPROVEMENTS.

## **ENVIRONMENTAL IMPACT ASSESSMENT:**

IDENTIFICATION OF ECOLOGICAL CONSTRAINTS, FLOODPLAIN CONSIDERATIONS, AND REGULATORY COMPLIANCE NEEDS.

## **OPPORTUNITIES AND CONSTRAINTS MAPPING:**

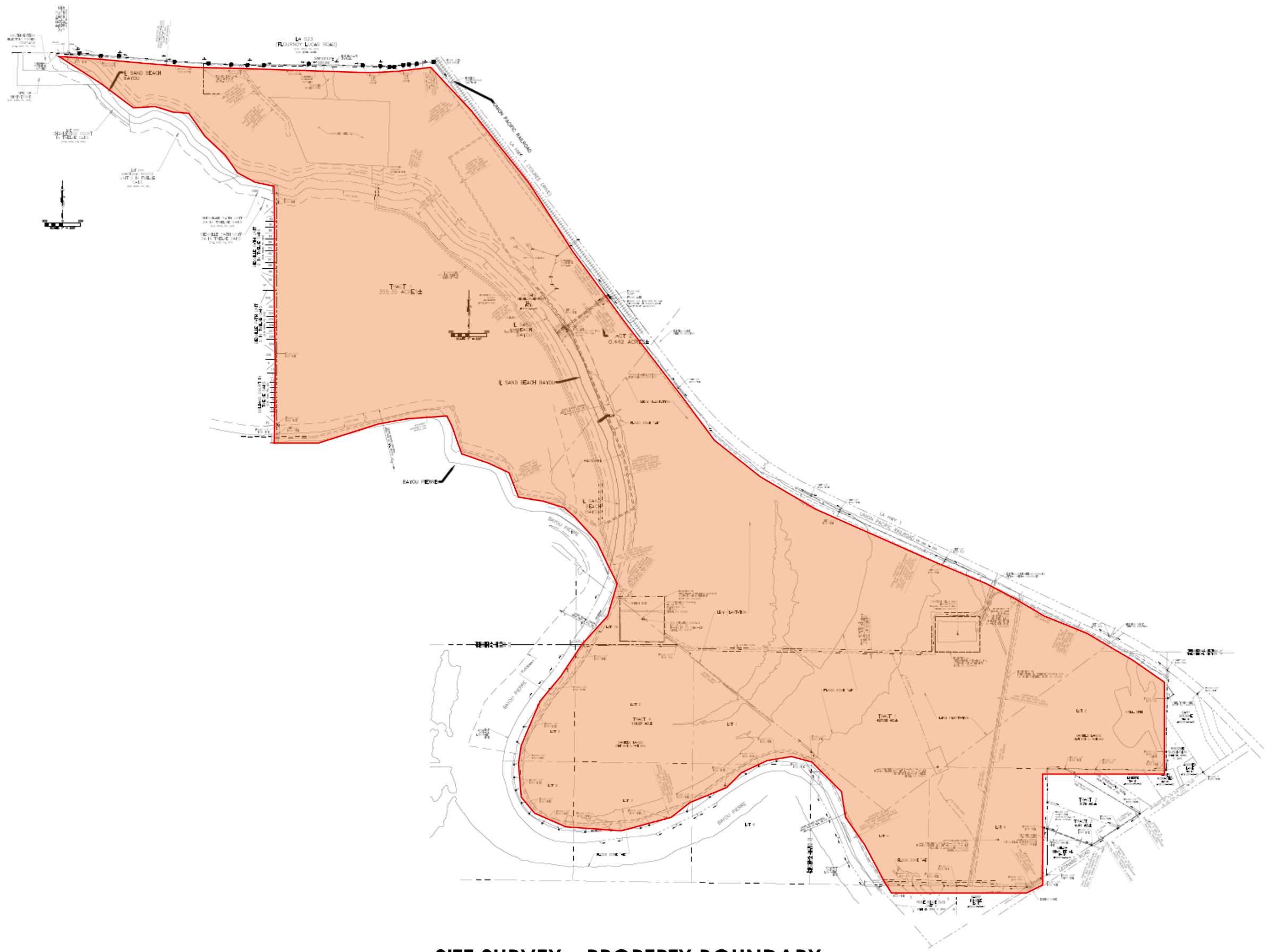
SYNTHESIS OF FINDINGS INTO VISUAL MAPS HIGHLIGHTING DEVELOPABLE AREAS AND CHALLENGES.





## PROPERTY LOCATION





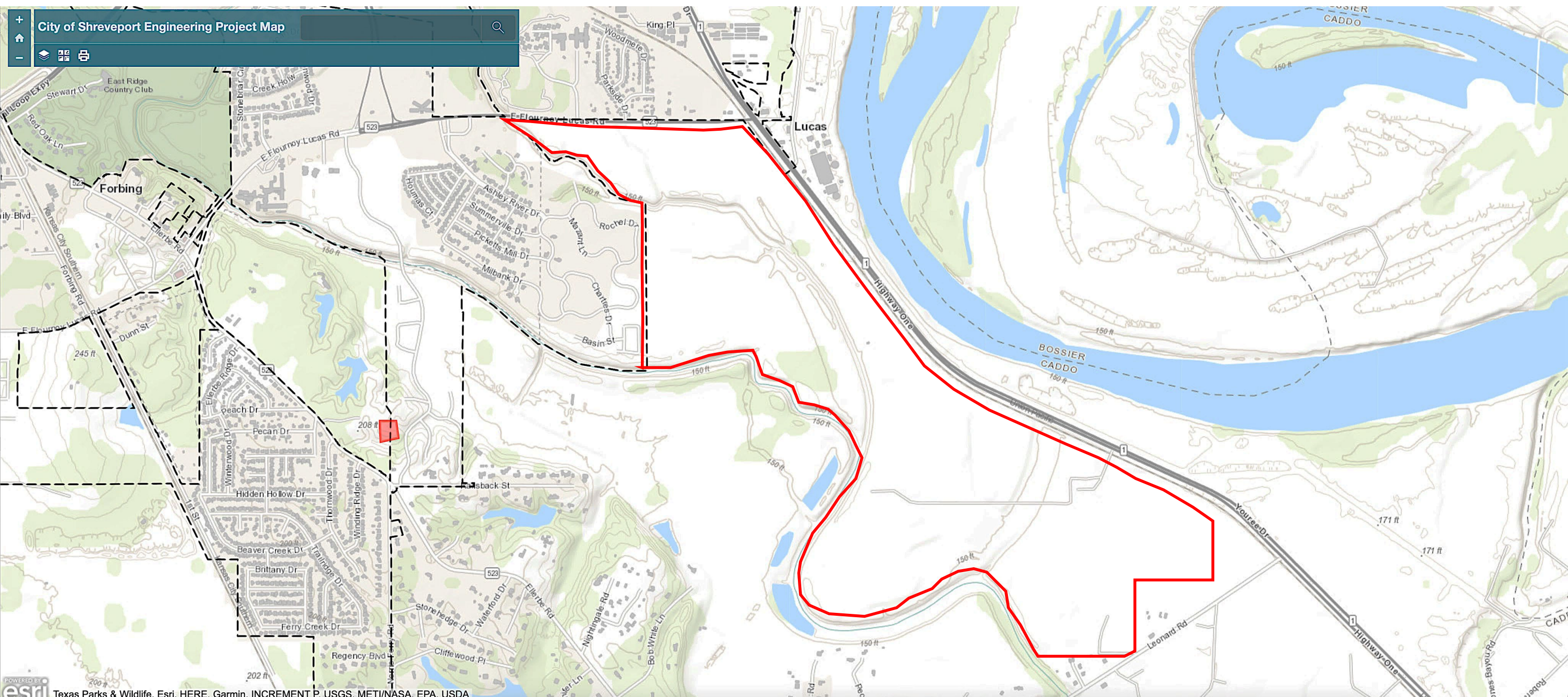
**SITE SURVEY – PROPERTY BOUNDARY**



# EXISTING SITE CONDITIONS

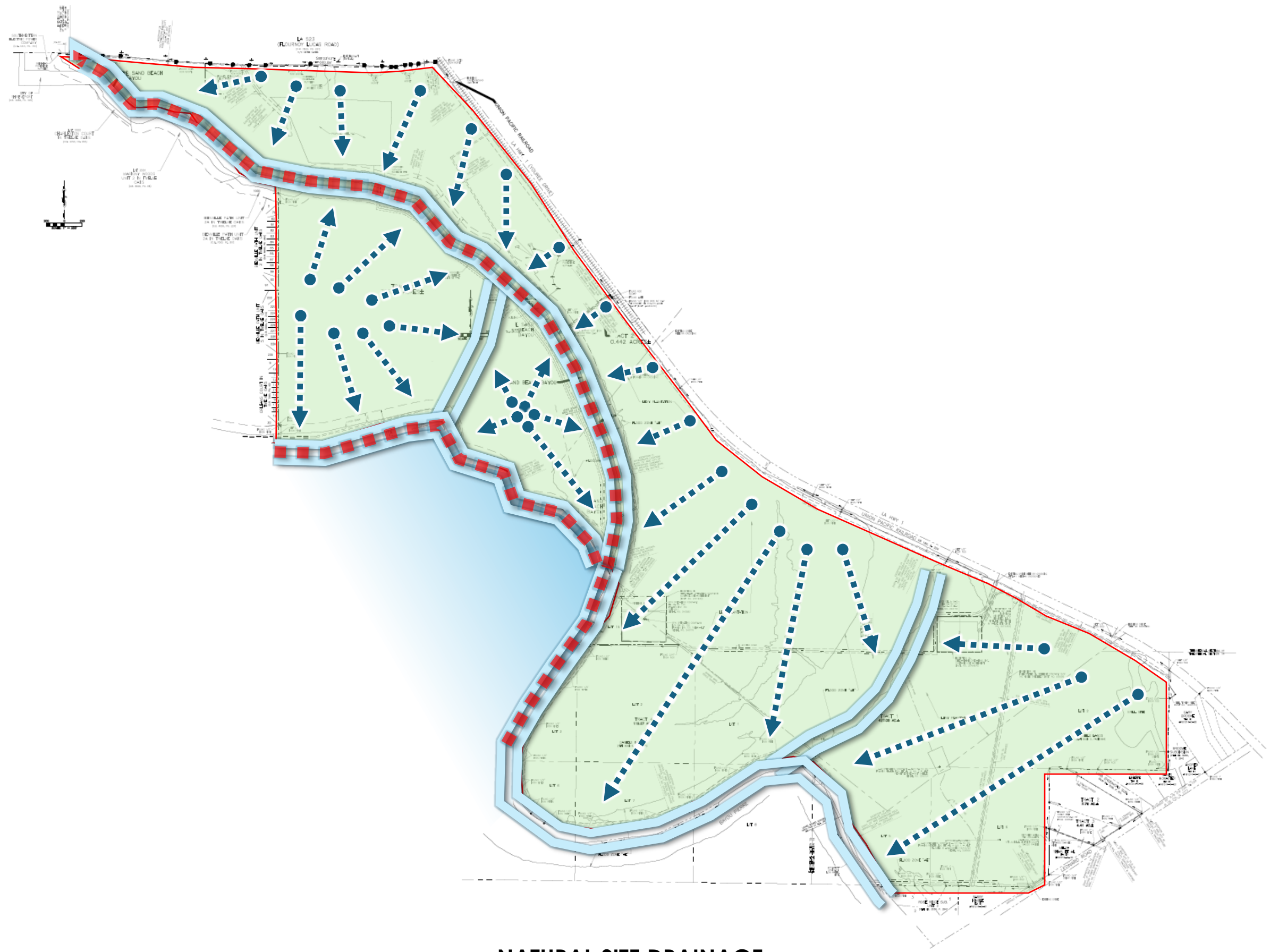
TOPOGRAPHY  
DRAINAGE FEATURES  
WETLANDS  
VEGETATION  
SUN ANGLES



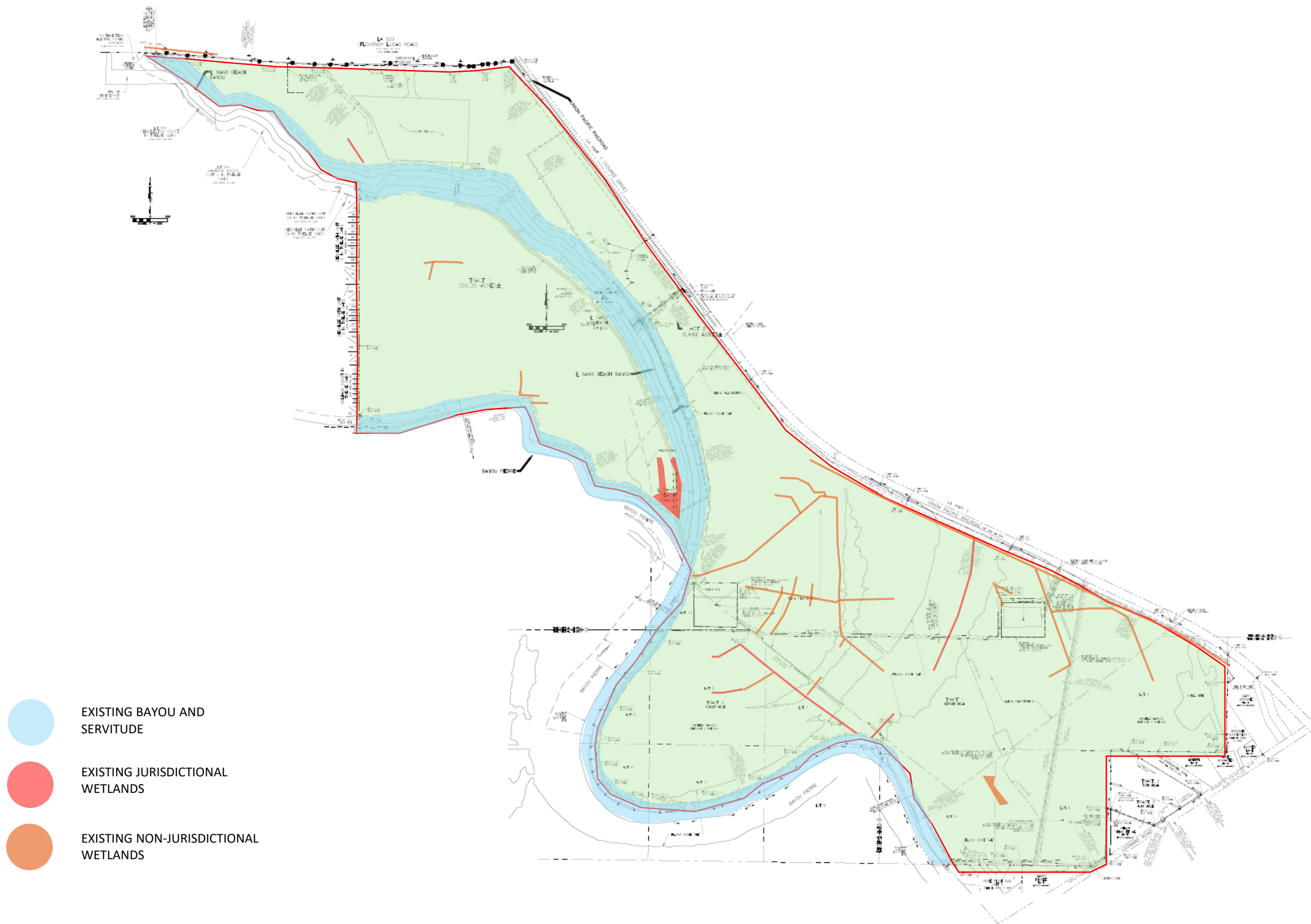


CITY OF SHREVEPORT TOPOGRAPHIC MAP



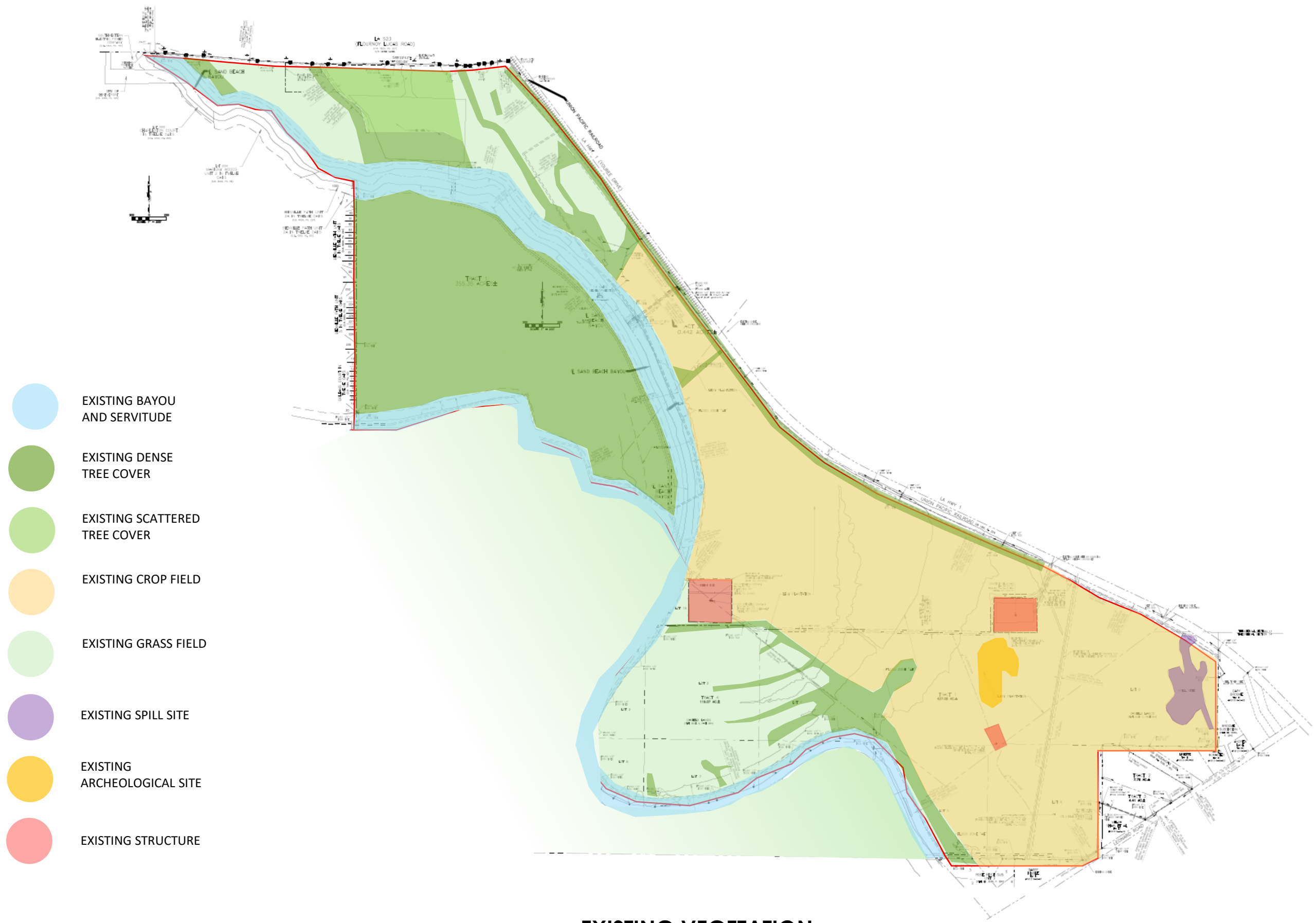


NATURAL SITE DRAINAGE



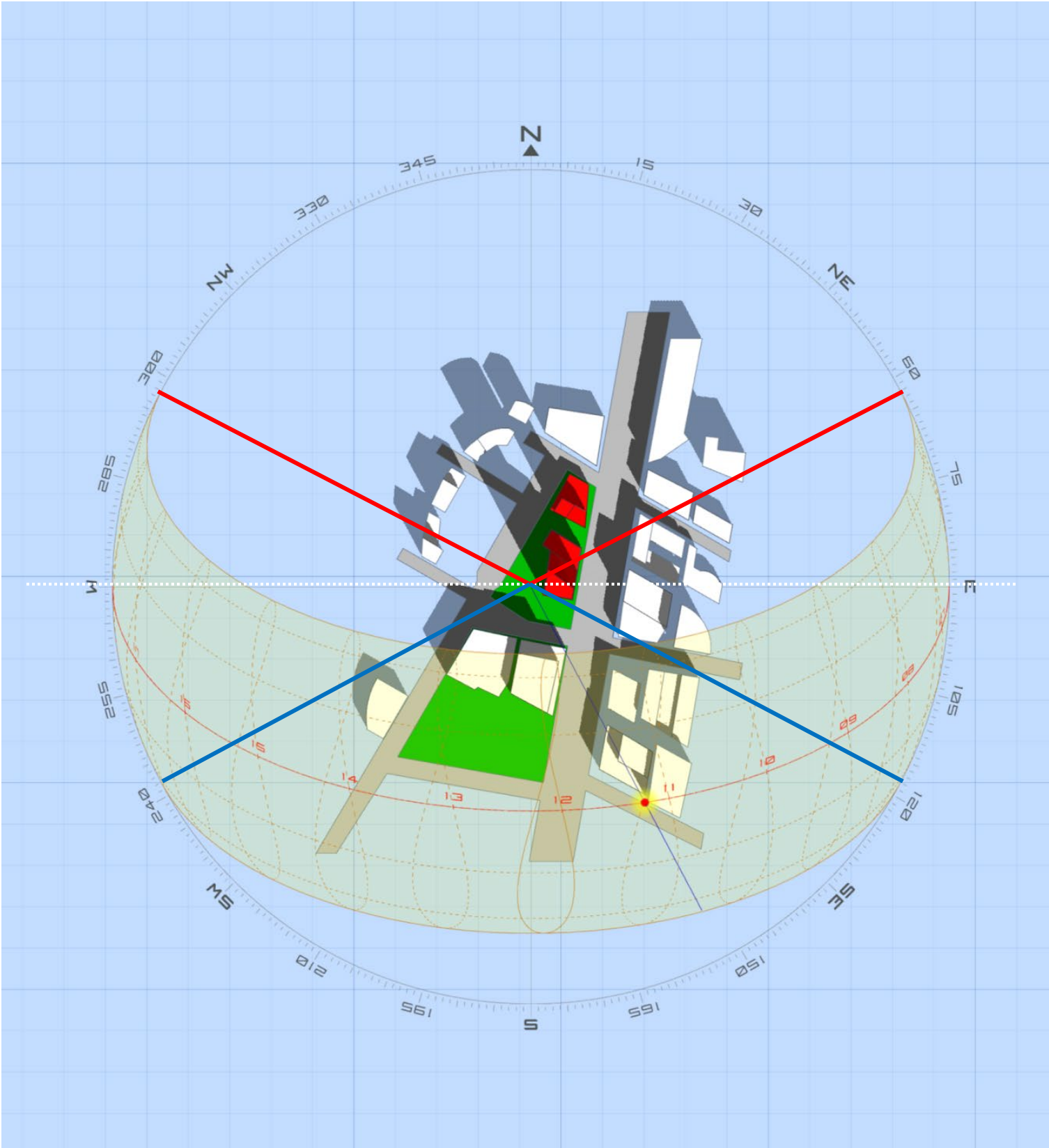
## EXISTING WETLANDS



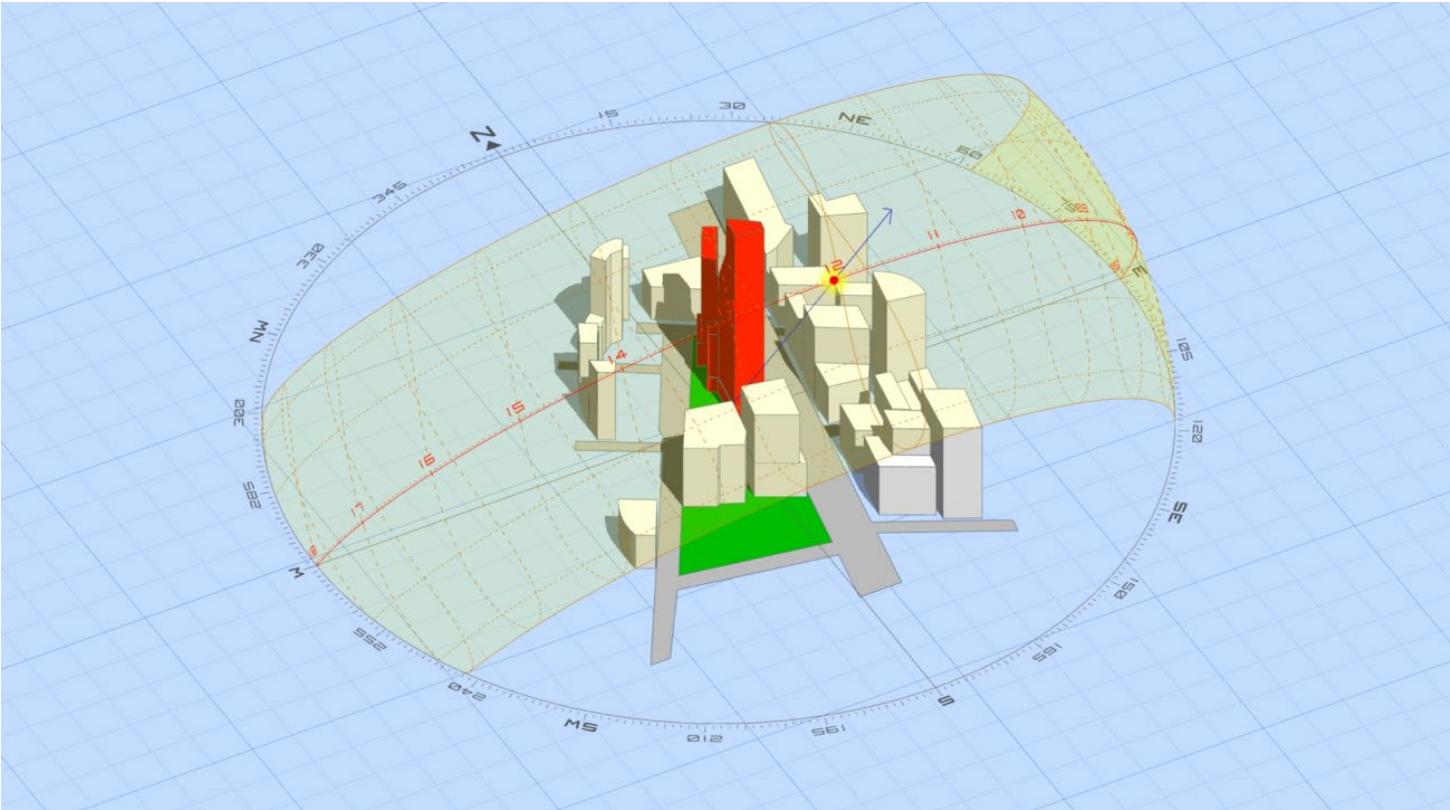


EXISTING VEGETATION

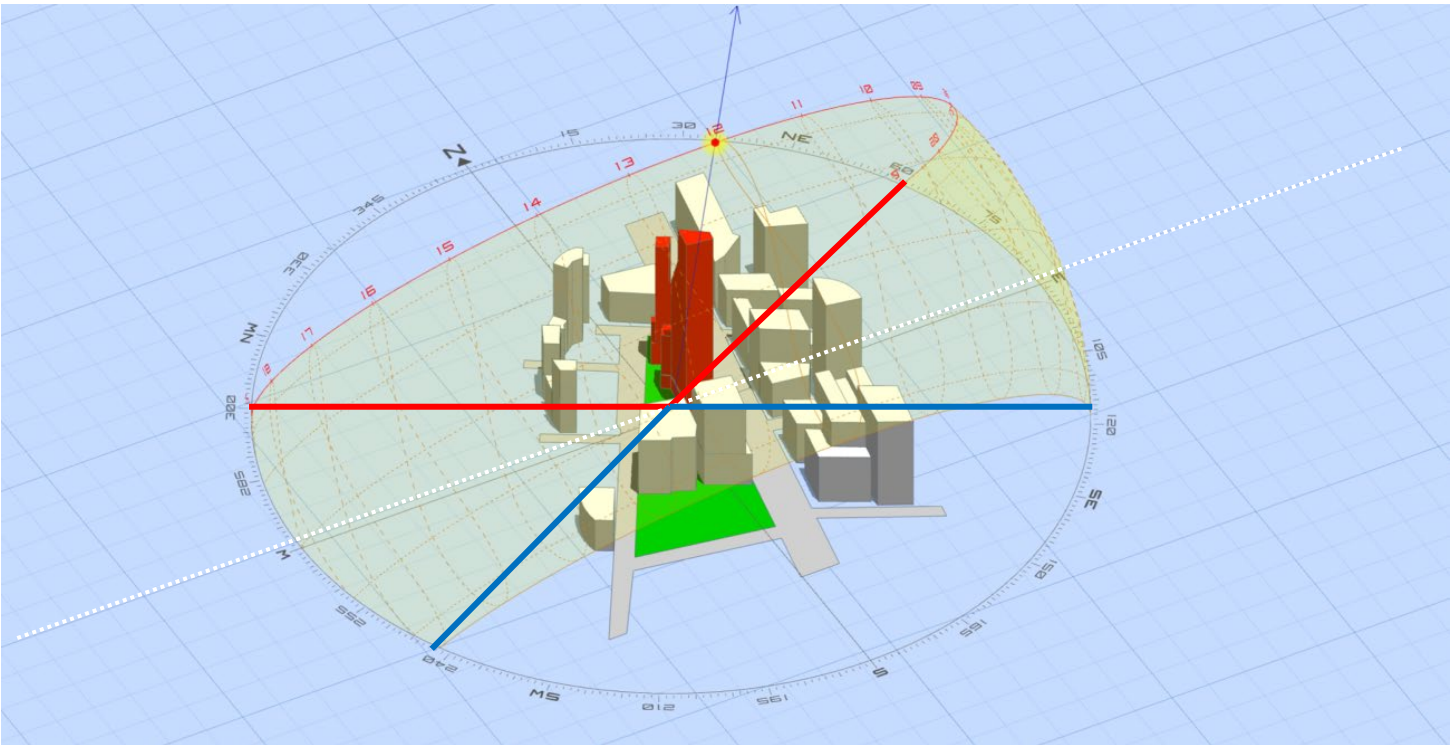
SUN ANGLE GEOMETRY



SPRING EQUINOX



SUMMER SOLSTICE

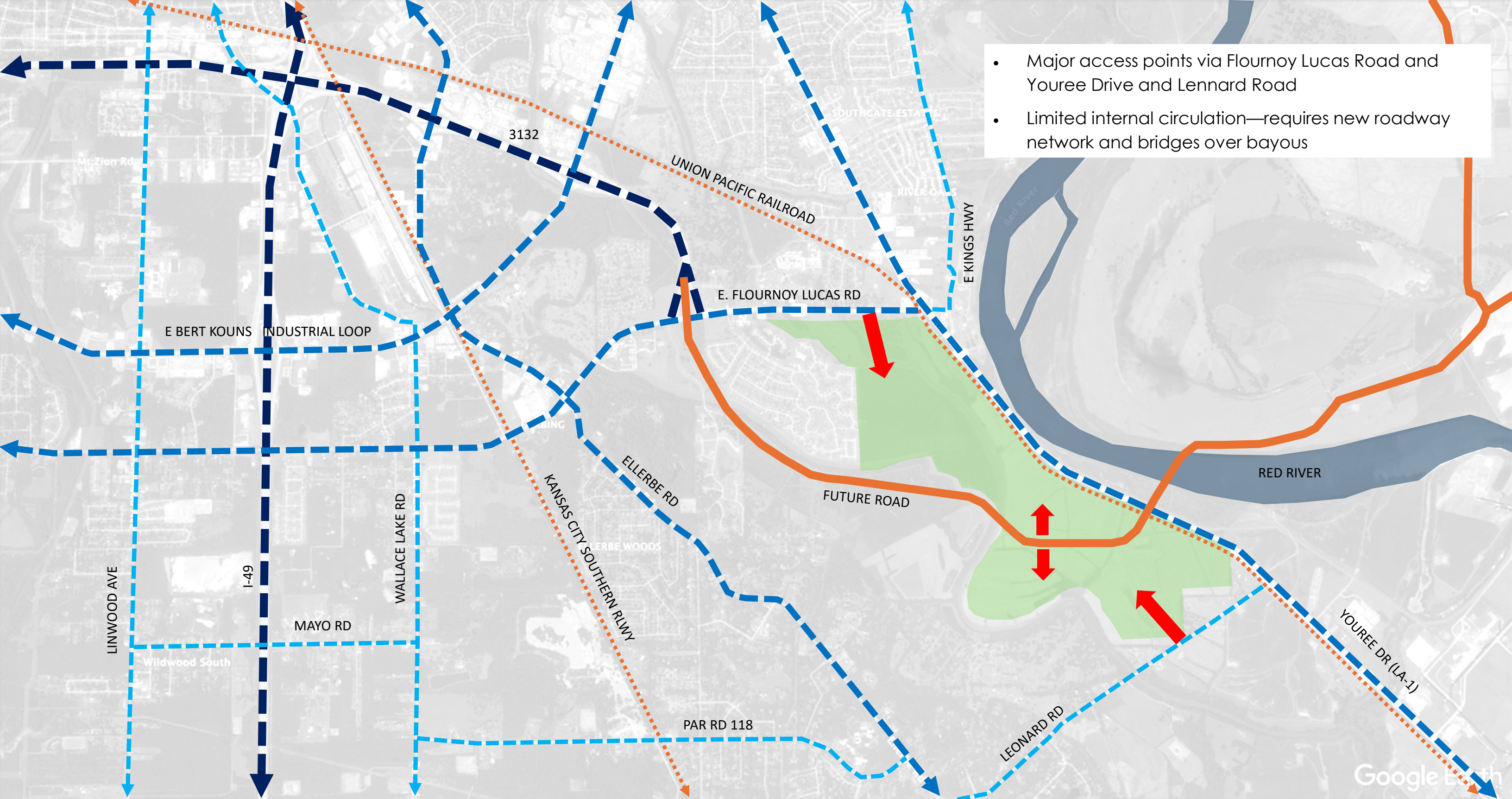


SUN ANGLES



# INFRASTRUCTURE

VEHICULAR CIRCULATION  
UTILITIES

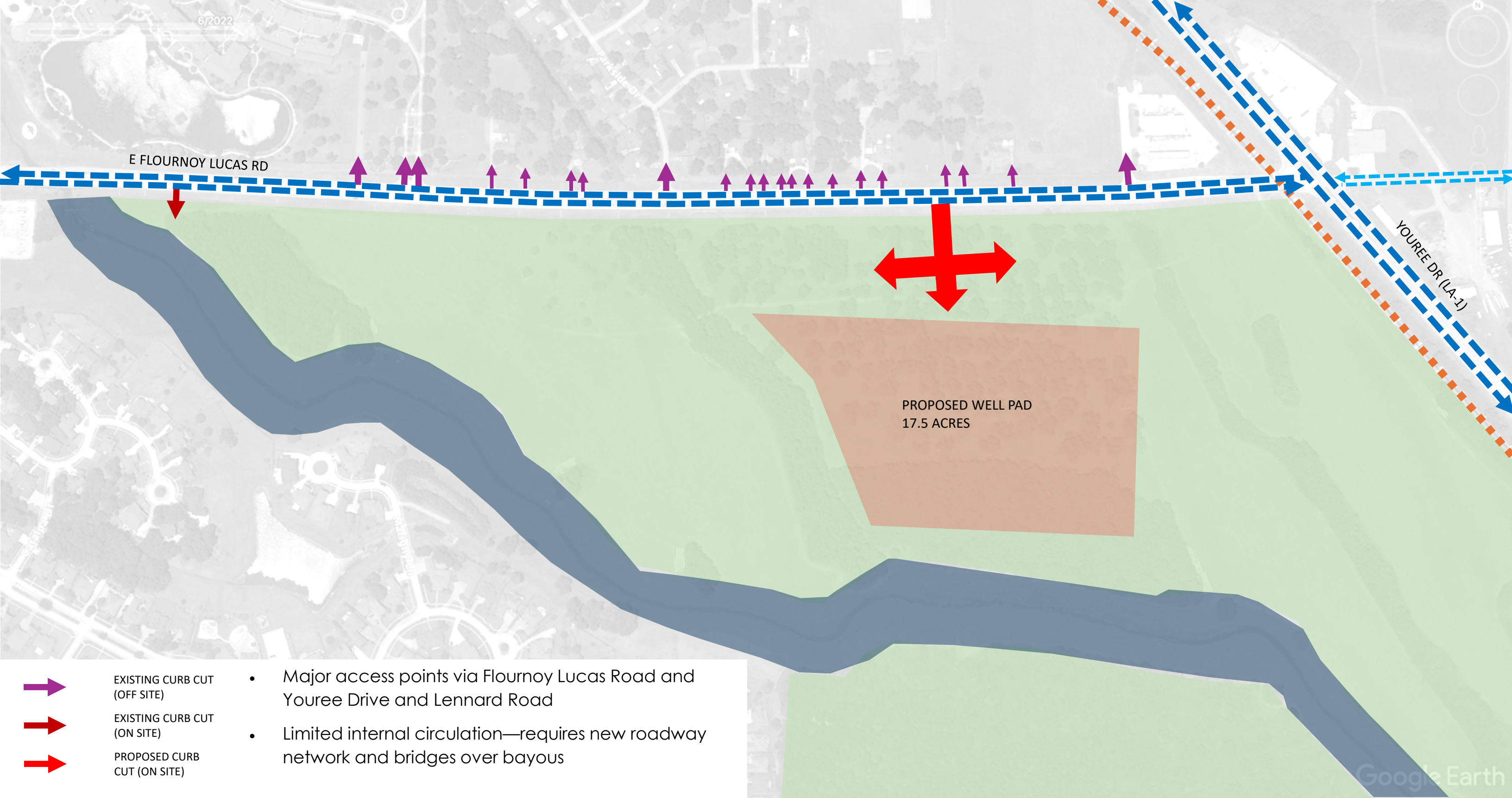


## TRANSPORTATION AND CONNECTIVITY ASSESSMENT



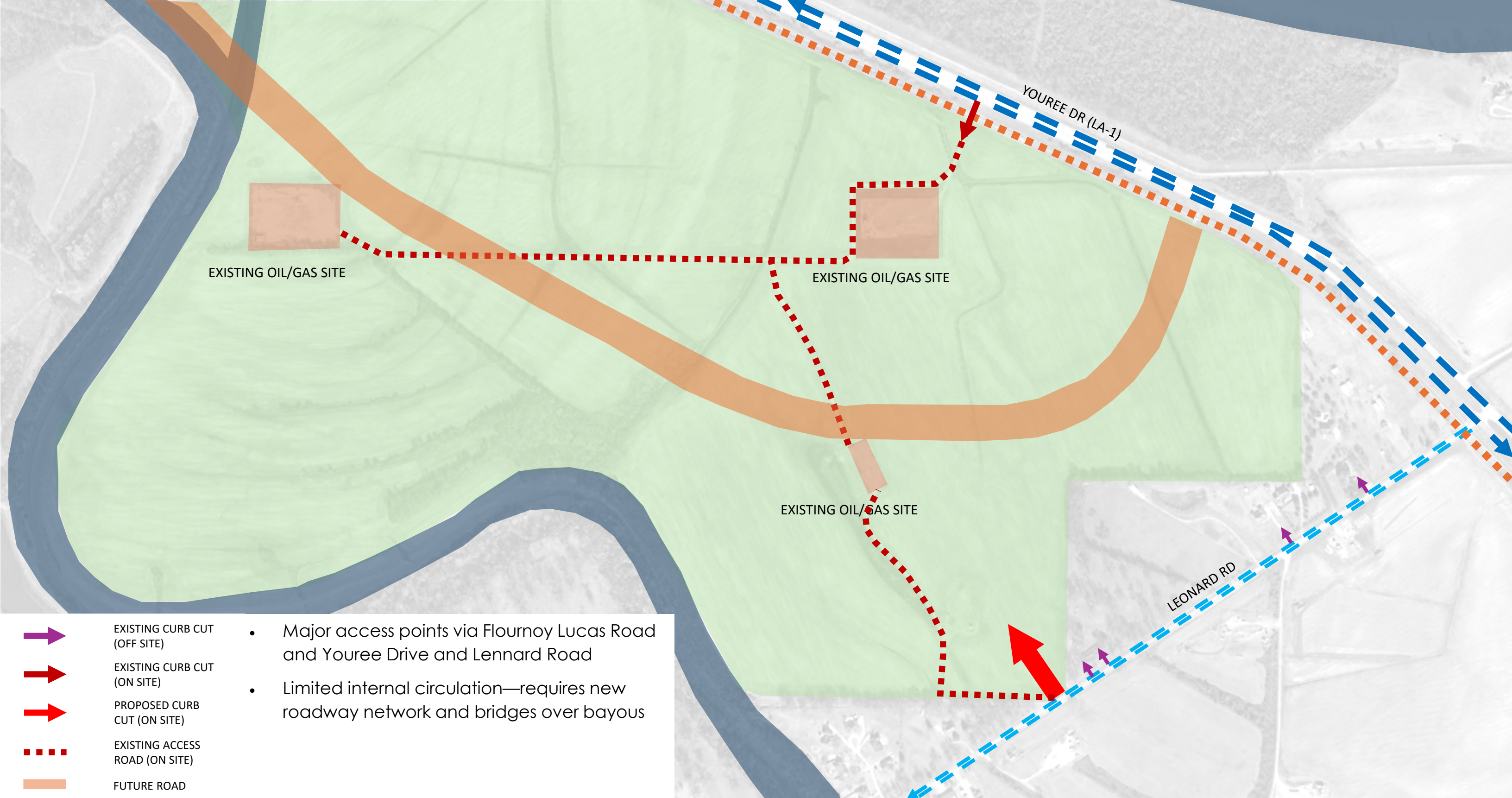






## PRIMARY VEHICULAR CIRCULATION – FLOURNOY LUCAS FRONTAGE



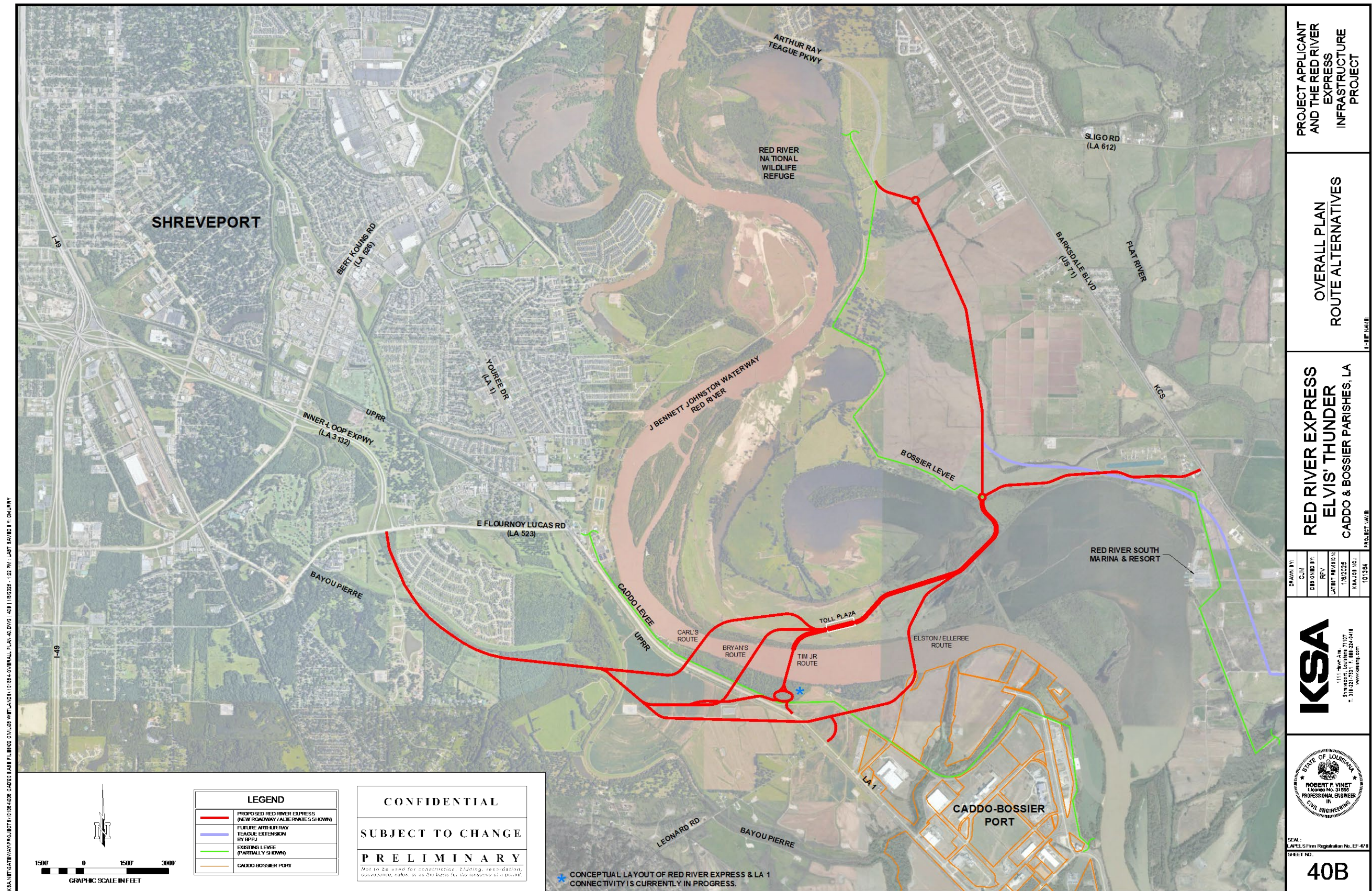


**PRIMARY VEHICULAR CIRCULATION – SITE ACCESS FROM LEONARD ROAD**









## NEW ROAD ROUTE OPTIONS





## CONCEPTS FOR NEW INTERSECTION 3132 AT FLOURNOY LUCAS



# LAND USE

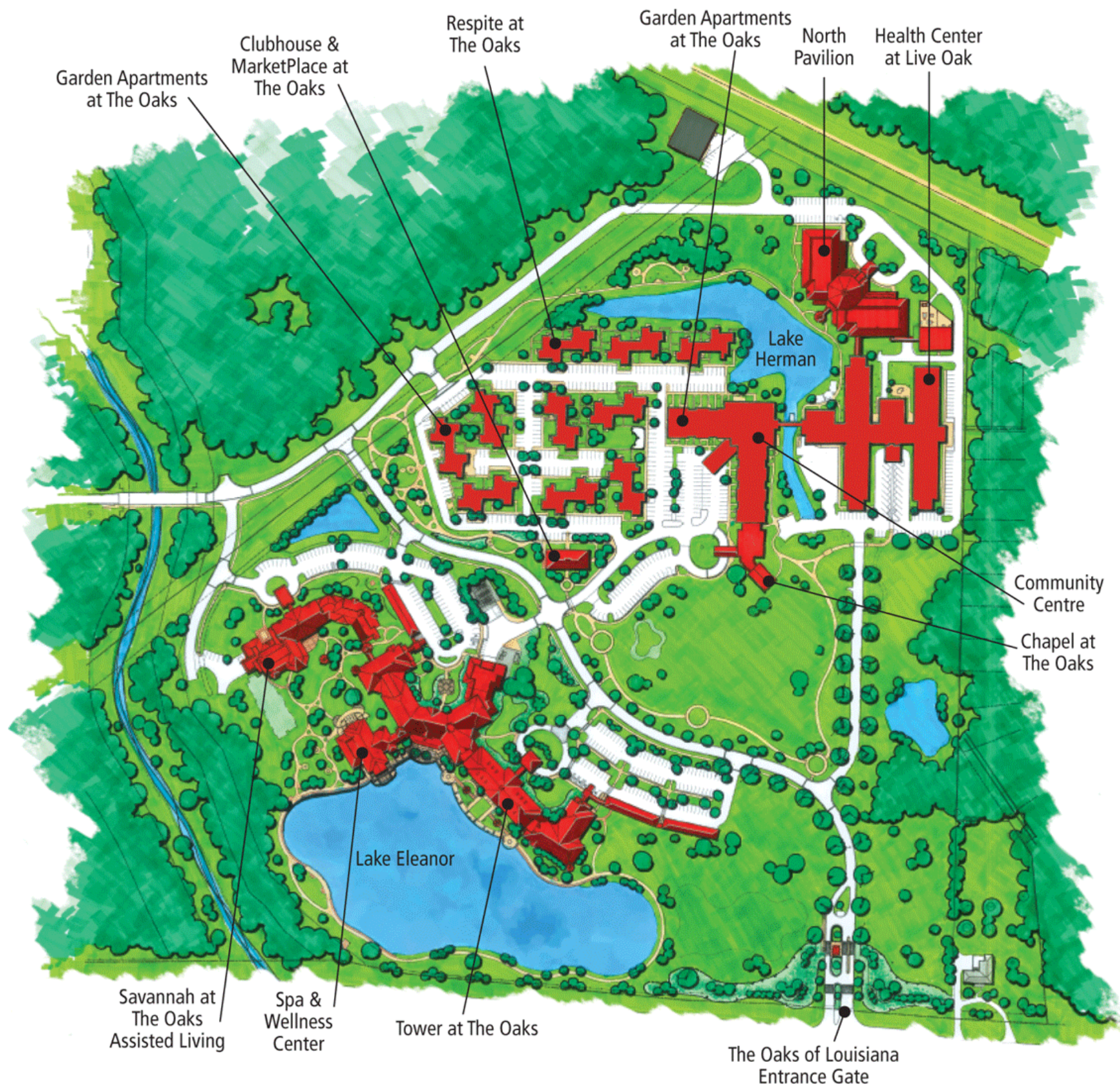
ADJACENT LAND USES  
SETBACKS, SERVITUDES AND SITE RESTRICTIONS





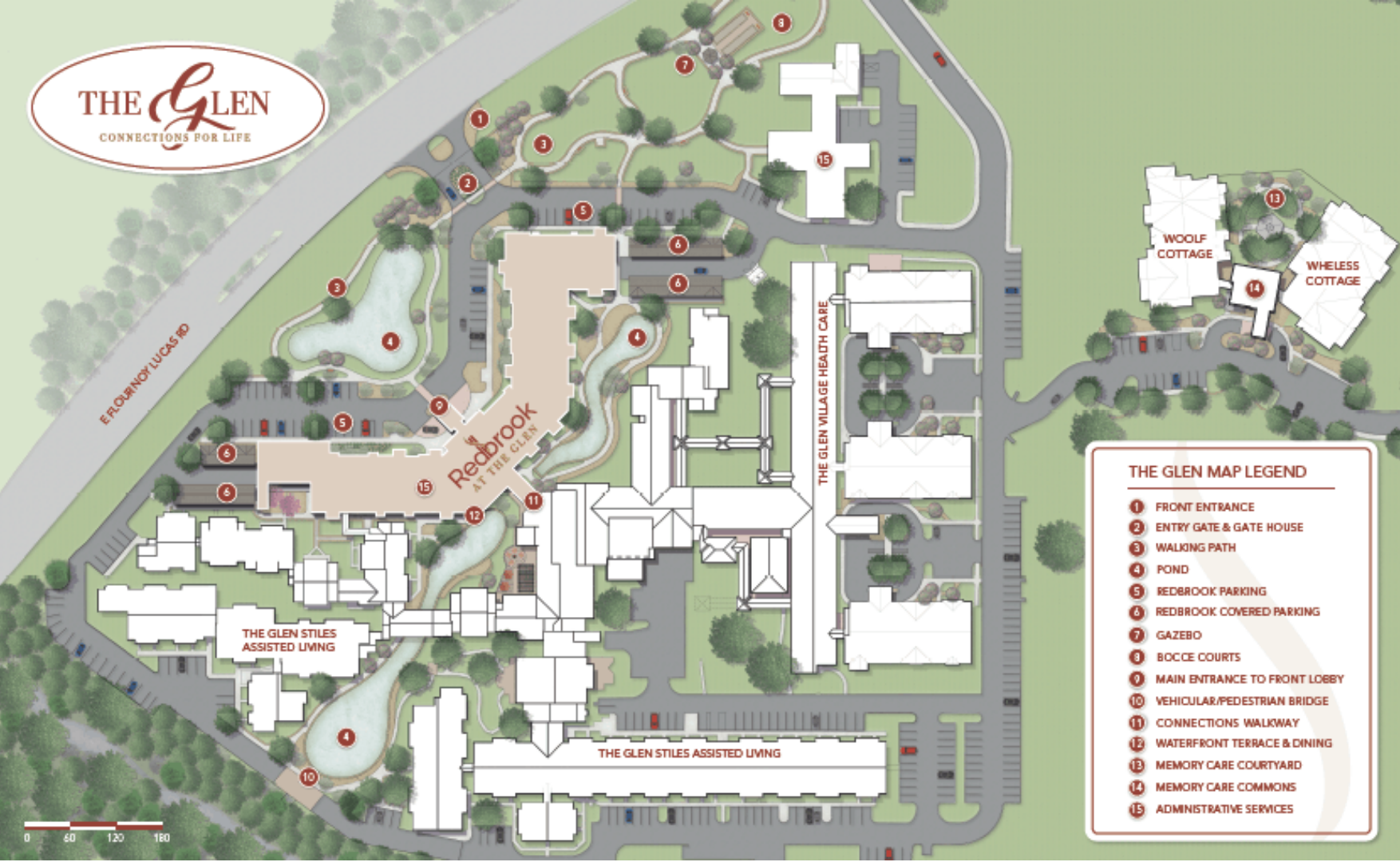
## PRIMARY ADJACENT DEVELOPMENTS





## THE OAKS AT WILIS KNIGHTON





THE GLEN

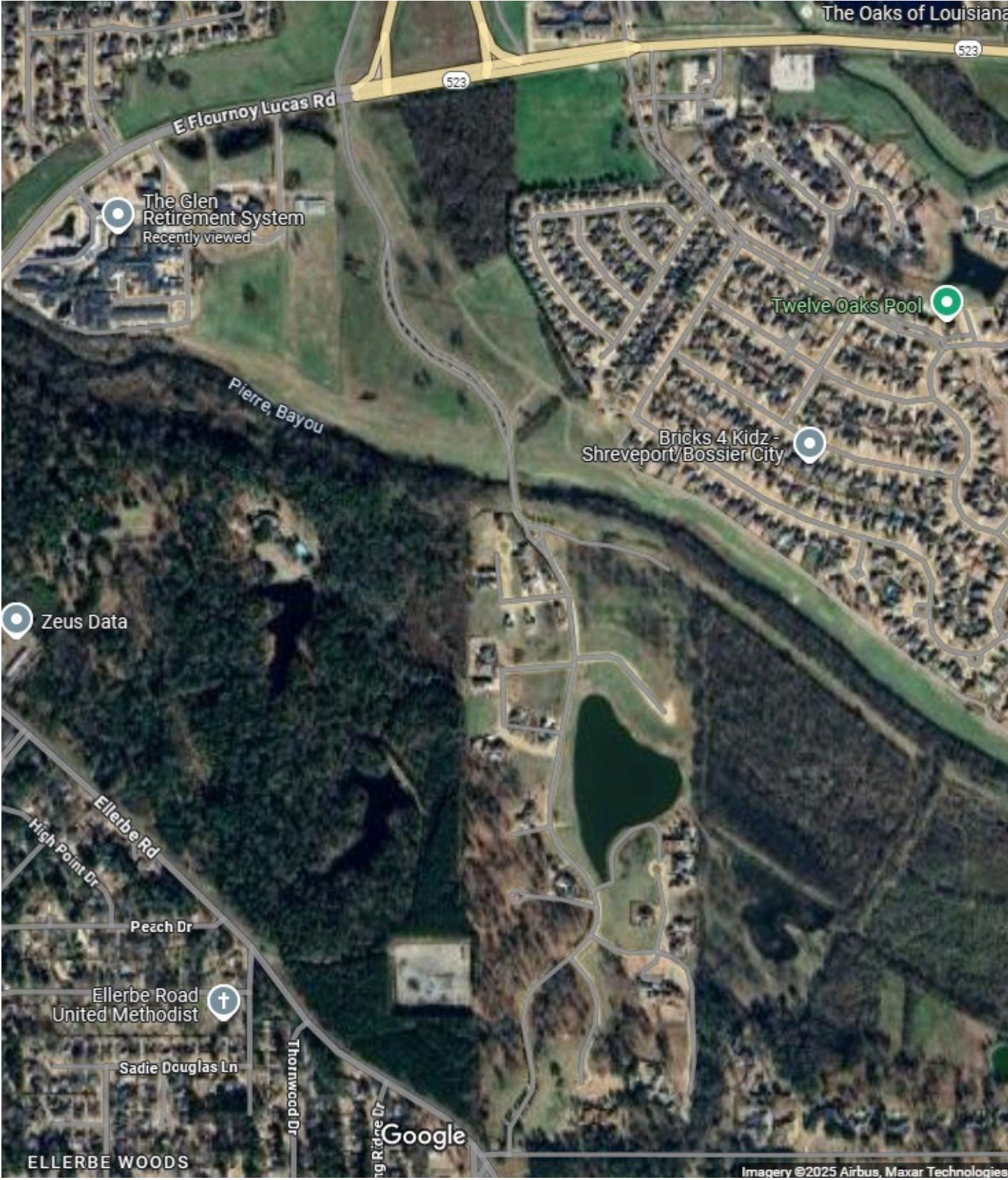




## TWELVE OAKS







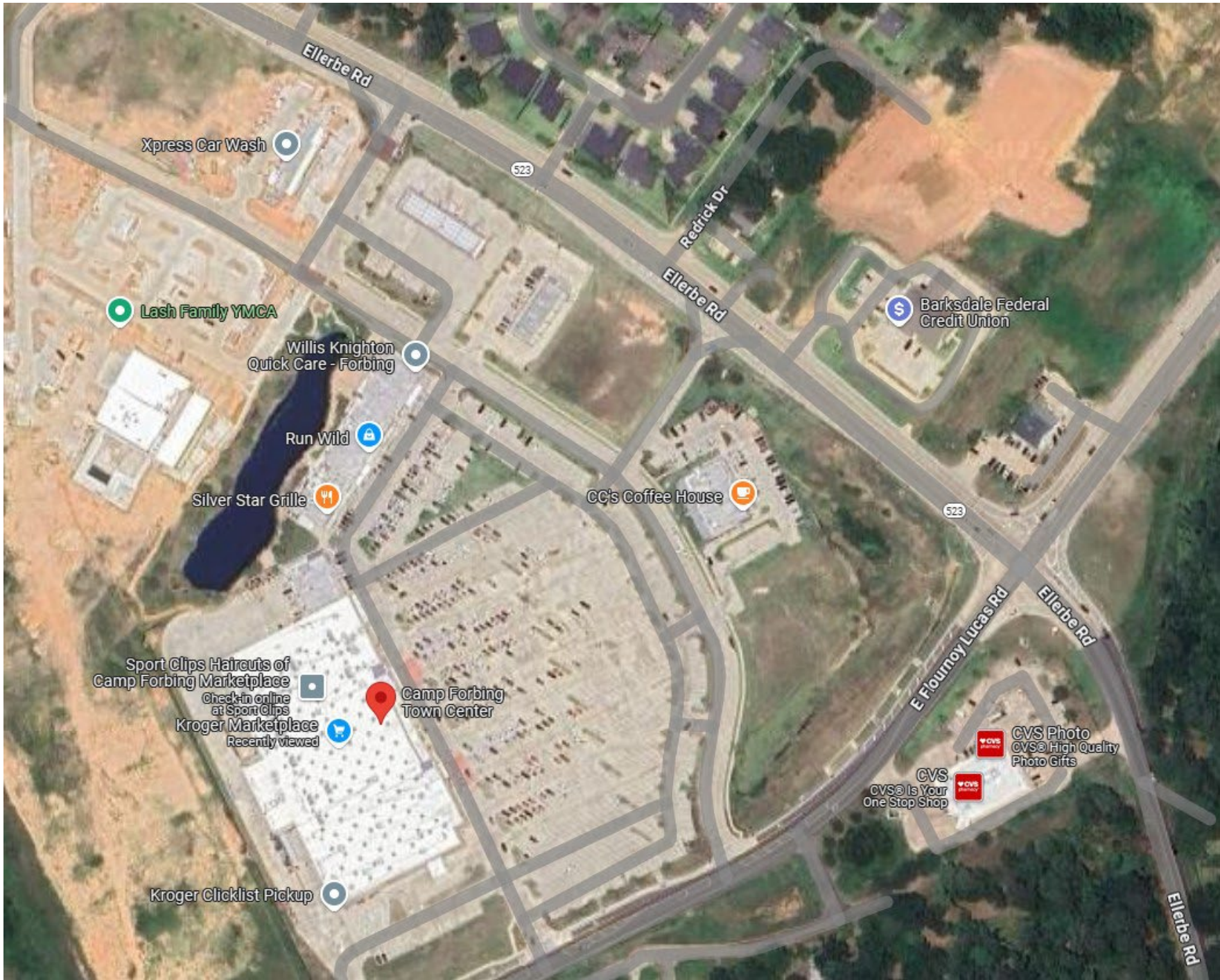
**ESPLANADE RIDGE**





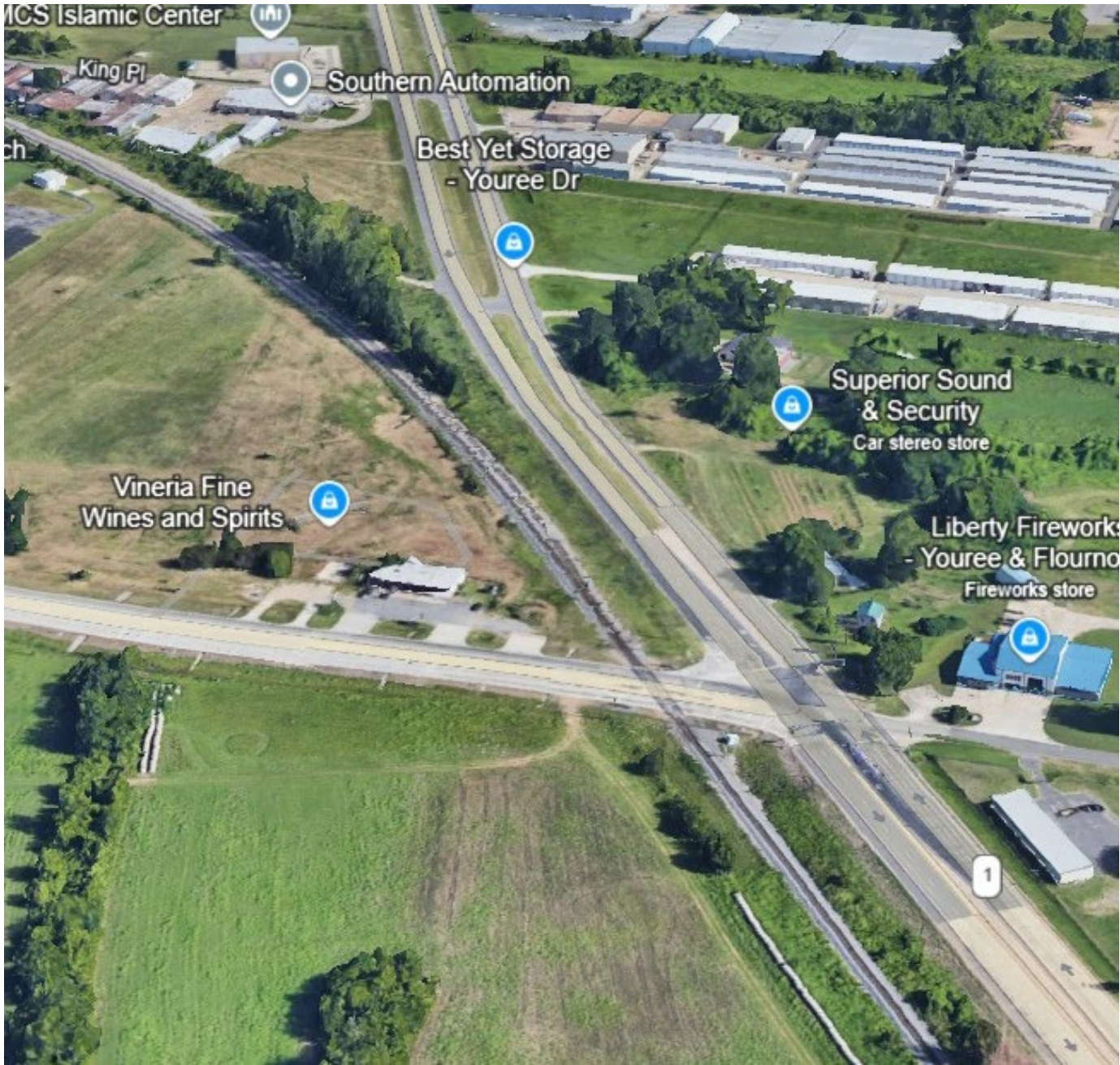
**CITY OF SHREVEPORT WASTE WATER TREATMENT PLANT**





FLOURNOY LUCAS AT ELLERBE





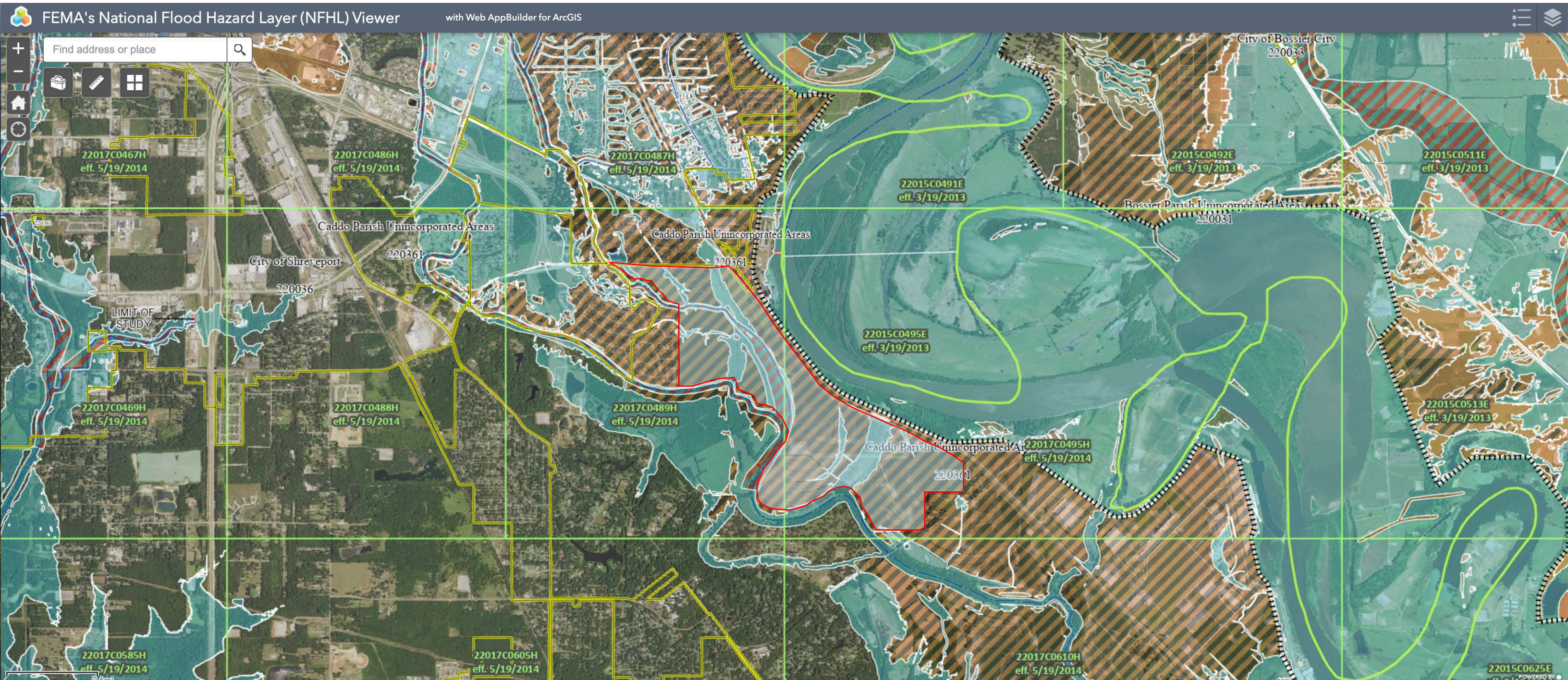
# FLOURNOY LUCAS AT YOREE DRIVE



# ENVIRONMENTAL IMPACT

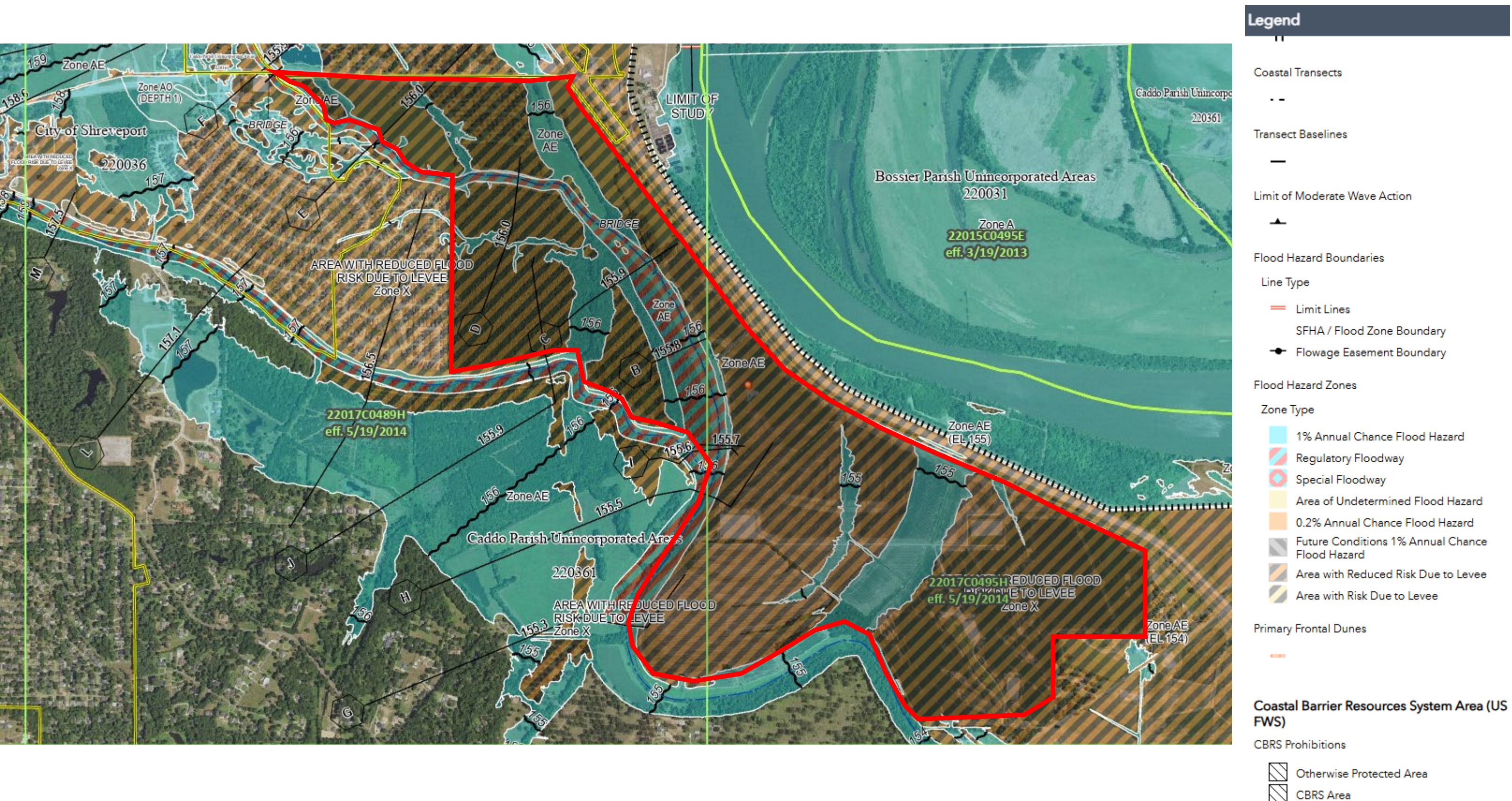
FEMA FLOOD PLAIN MAPPING  
REGULATORY CONSTRAINTS





## FEMA NATIONAL FLOOD HAZARDS MAP





## FEMA NATIONAL FLOOD HAZARDS MAP

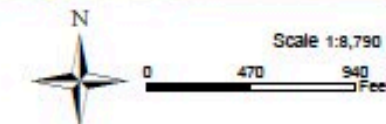


# Highway 1 Leonard Road Site Wetlands & Cultural Encumbrances Map

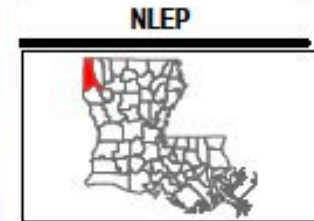


P:\210208011 - Highway 1 Leonard Road Site\210208011 - Highway 1 Leonard Road Site Wetlands & Cultural Encumbrances Map.mxd

- General Notes:
1. No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
  2. Transportation data from 2013 TIGER datasets via U.S. Census Bureau at [ftp://ftp2.census.gov/geotiger/tiger/tiger2013](http://ftp2.census.gov/geotiger/tiger/tiger2013).
  3. 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
  4. Wetlands data provided by C-K Associates, LLC based on Wetland Determination Data Report conducted May 2013.
  5. Negative cultural area findings based on APhase I Cultural Resources Survey of 269 Acres (108 Hectares) Near Shreveport, Caddo Parish, Louisiana by Sura, Inc dated May, 2020.



Highway 1 Leonard Road Site  
Caddo Parish, LA



- LEGEND
- Site Boundary
  - NHRP Archeological Site\_16CD54
  - NHRP Archeological Site\_16CD54
  - SHPO Recommended Buffer - 100ft (11.17 Ac. ±)
  - Other Waters of the U.S. (2,806.59 Linear Feet ±)
  - Wetlands (3.68 Ac. ±)
  - Major Roads
  - 4-Lane State Highway
  - Local Roads
  - Railroad

north louisiana  
economic partnership

Date: 11/11/2020  
Project Number: 210208011  
Drawn By: SEW  
Checked By: EEB

CSRS

## CULTURAL ENCUMBRANCE MAP

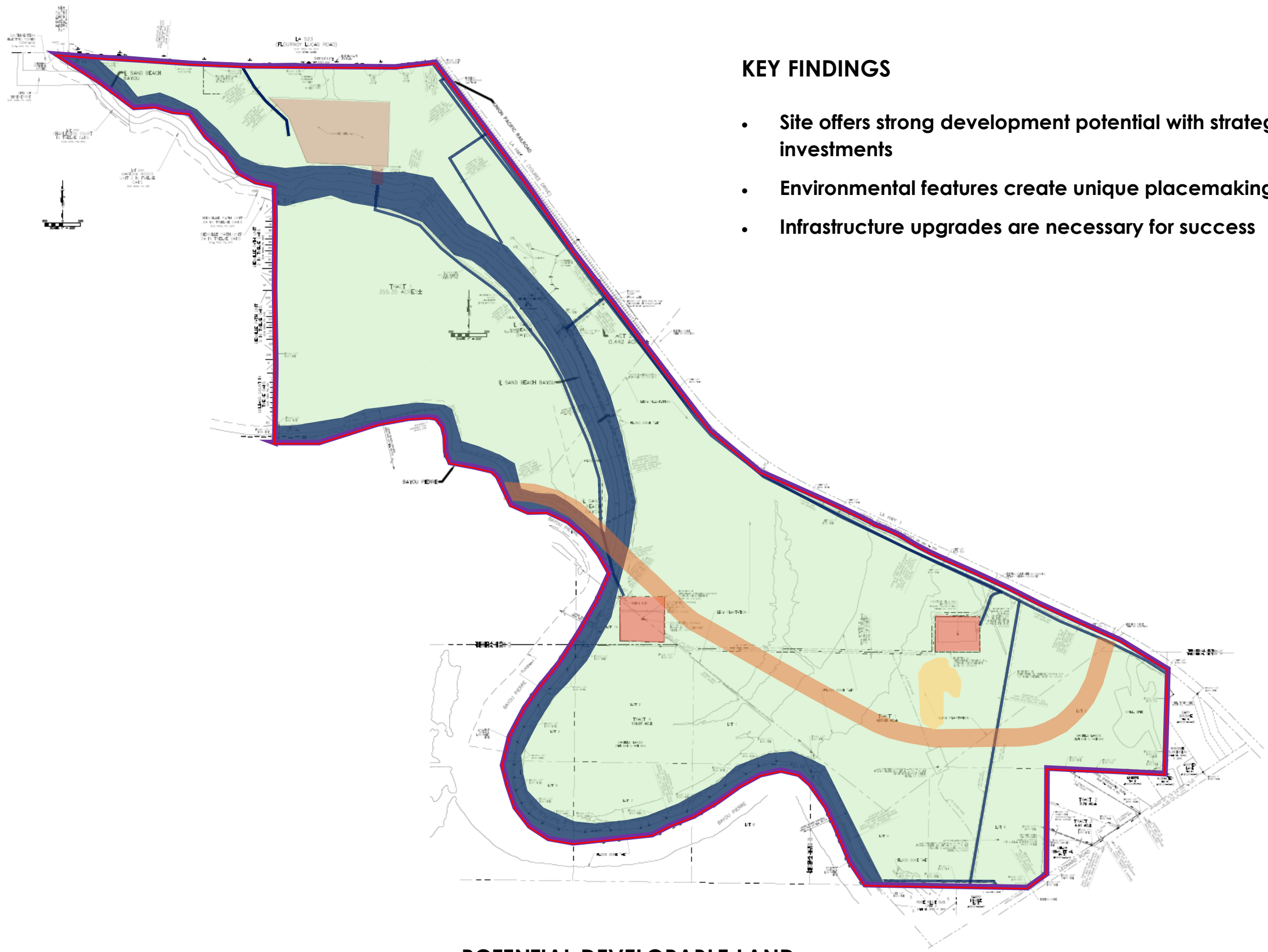


An aerial photograph of a river and surrounding land. A large area of land, primarily light-colored (possibly agricultural or undeveloped), is outlined with a red border. This area is situated along the left bank of a wide river that flows from the top left towards the bottom right. To the left of the highlighted area is a residential neighborhood with many small houses. To the right of the river, there are industrial or commercial buildings and parking lots. The overall image has a dark, semi-transparent overlay.

# OPPORTUNITIES AND CONSTRAINTS MAPPING

SYNTHESIS OF SITE CONSTRAINTS  
NATURAL AREAS FOR PRESERVATION  
INFRASTRUCTURE EXPANSION





### KEY FINDINGS

- Site offers strong development potential with strategic investments
- Environmental features create unique placemaking opportunities
- Infrastructure upgrades are necessary for success

POTENTIAL DEVELOPABLE LAND





## EXISTING PHOTOS





## EXISTING PHOTOS



# TASK 2 – LAND USE DIAGRAMS

## **LAND USE FRAMEWORK:**

IDENTIFICATION OF PRIMARY LAND USE CATEGORIES, INCLUDING RESIDENTIAL, COMMERCIAL, MIXED-USE, AND INDUSTRIAL ZONES.

## **PRIMARY SITE CIRCULATION PLAN:**

DEFINITION OF MAJOR VEHICULAR ROADWAYS, SECONDARY STREETS, PEDESTRIAN

## **NATURAL AMENITIES AND PARKS STRATEGY:**

DESIGNATION OF OPEN SPACE, GREENWAYS, WATERFRONTS, AND PARKLANDS TO ENHANCE THE SITE'S ENVIRONMENTAL AND RECREATIONAL VALUE.

## **DEVELOPABLE AREA ANALYSIS:**

DETERMINATION OF PARCELS AVAILABLE FOR DEVELOPMENT BASED ON ENVIRONMENTAL CONSTRAINTS, AND ZONING REGULATIONS.

## **INTEGRATION WITH EXISTING INFRASTRUCTURE:**

COORDINATION WITH CURRENT UTILITIES, ROADWAYS, AND ADJACENT DEVELOPMENTS TO ENSURE SEAMLESS EXPANSION..

## **PRELIMINARY SPATIAL DIAGRAMS:**

CONCEPTUAL LAYOUTS ILLUSTRATING LAND USE DISTRIBUTION, CIRCULATION NETWORKS, AND AMENITY PLACEMENT.



# PROJECT PROGRAM AND DEVELOPMENT GOALS

KEY GOALS  
ECONOMIC DRIVERS  
LOGISTICAL NEEDS  
COMMUNITY BENEFITS



## PLANNING GOALS:

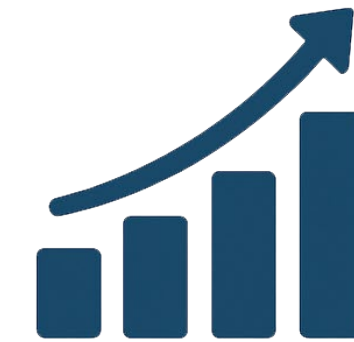
**Connectivity:** Integrate seamlessly with surrounding neighborhoods, roadways, and trails

**Flexibility:** Support phased development over time across multiple land uses

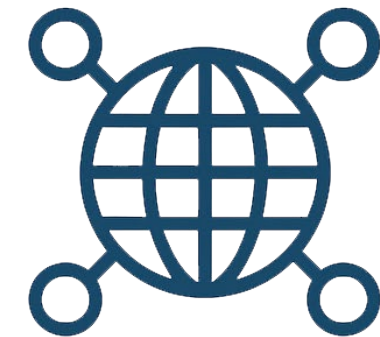
**Identity:** Create a unique district that enhances the Port's existing world class image

**Livability:** Balance economic development with quality of life for nearby residents

**Sustainability:** Preserve natural features and encourage green infrastructure



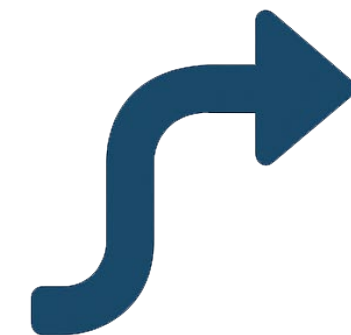
**ECONOMIC  
GROWTH**



**CONNECTIVITY**



**SUSTAINABILITY**



**FLEXIBILITY**

## KEY GOALS



# **OVERALL PROGRAM**

**RETAIL / SHOPS / RESTAURANTS**

**CORPORATE / OFFICE**

**HOSPITALITY**

HOTEL

EVENT CENTER / CLUBHOUSE

**GREEN SPACE / NATURE**

PASSIVE AND ACTIVE / FITNESS

ADVENTURE PLAY

TRAIL SYSTEM

**SPORTS**

INDOOR RECREATION

OUTDOOR SPORTS

**LIGHT INDUSTRIAL**

LIGHT MANUFACTURING

PACKAGING

SERVICE - INDUSTRIAL RELATED

**WELL SITES (3) - EXISTING**

**NO HEAVY INDUSTRIAL**

*This land will become more than just a development—it will be a place of convergence. A gateway for commerce, a bridge between nature and industry, and a vibrant front door for visitors to experience the evolving spirit of the Port of Caddo-Bossier.*

*Let this be the first stop that inspires opportunity and pride for all who pass through.*

## **KEY GOALS**



## KEY PLANNING INFLUENCES:

### 1. Retail Frontage on Flournoy Lucas Road

Visible and accessible commercial nodes  
Opportunities for service retail, cafes, professional offices  
Landscaped entry corridors to define the district identity

### 2. New Major Roadway Infrastructure

East-west arterial to support high-capacity flow through site  
Access management strategy for industrial and commercial users  
Designed with safe crossings, trail underpasses, and scenic setbacks

### 3. Wooded Greenbelt and Trail Network

Continuous natural buffer along residential edges  
Multi-use trail linking Flournoy Lucas Rd to Leonard Rd  
Recreational corridors connecting to broader green infrastructure  
Preserved tree canopy and ecological habitat areas

### 4. Town Center + Retail Village

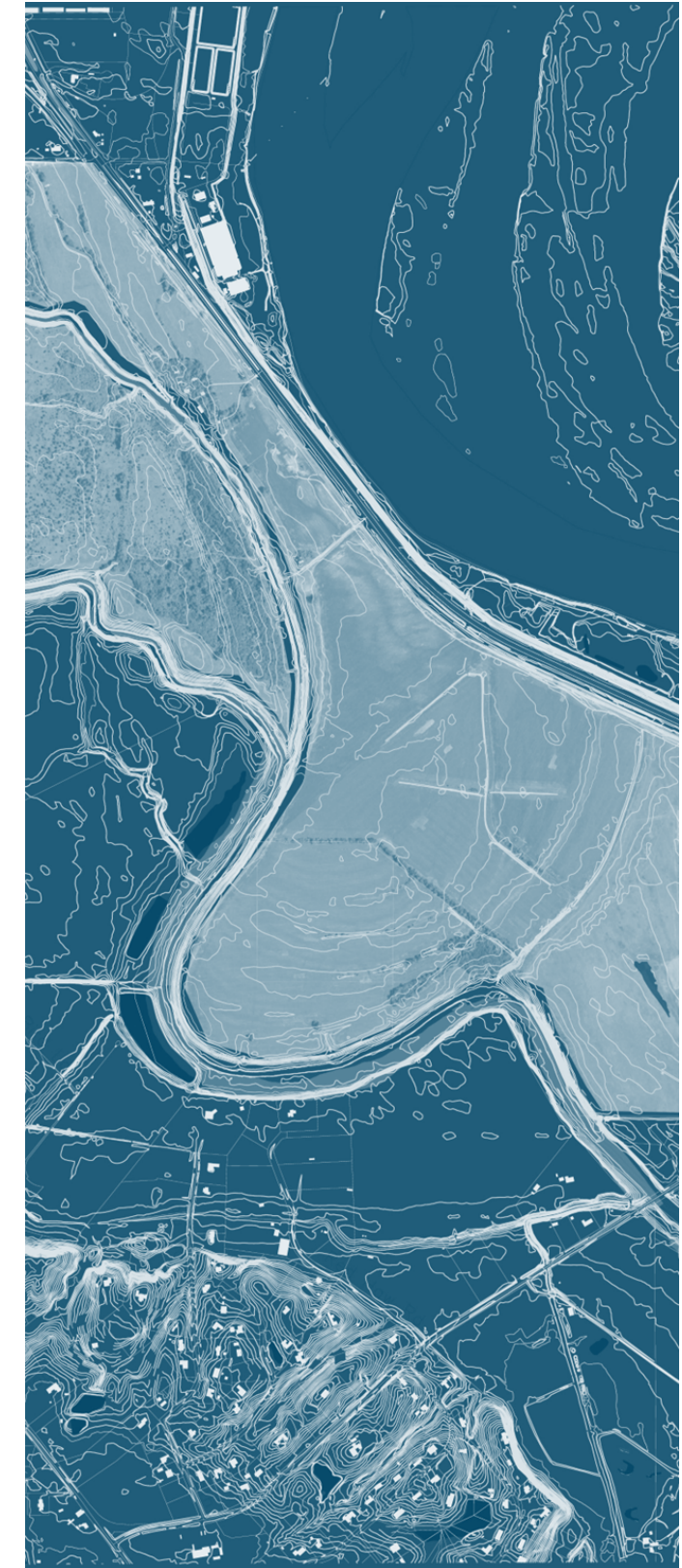
Mixed-use heart of the site with restaurants, local shops, and plazas  
Activated public realm with space for events, markets, and community gathering  
Anchored by a main street experience, supported by walkability and open space

### 5. Corporate Office Campus

Designed for Class A professional office users  
Proximity to both industrial tenants and South Shreveport neighborhoods  
Campus-style layout with shared amenities, trails, and natural buffers

### 6. Light Industrial Development

Primary land use tailored for light industrial operations  
Sites with flexible lot sizes, strategic adjacency to Port HQ  
Ideal for port-related logistics, warehousing, and assembly  
Infrastructure designed for truck access, utilities, and service corridors



## KEY GOALS



# PRECEDENTS

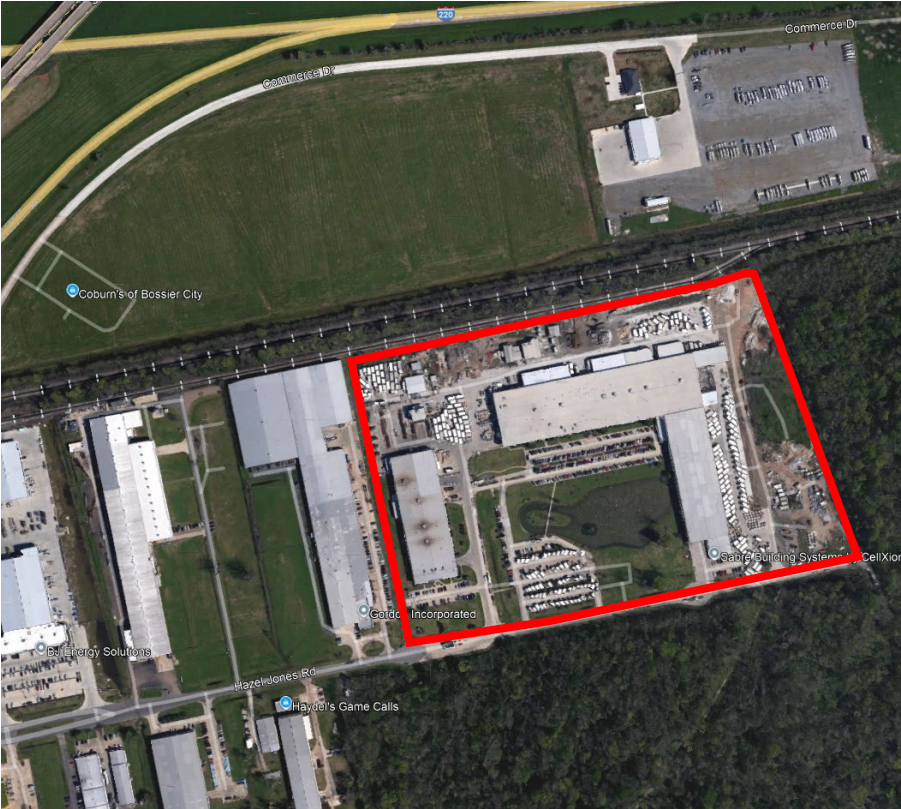
LIGHT INDUSTRIAL  
RETAIL  
COMMUNITY SPACES  
OFFICES  
PEDESTRIAN BRIDGE  
NATURE TRAILS



AMAZON: 71.2 ACRES



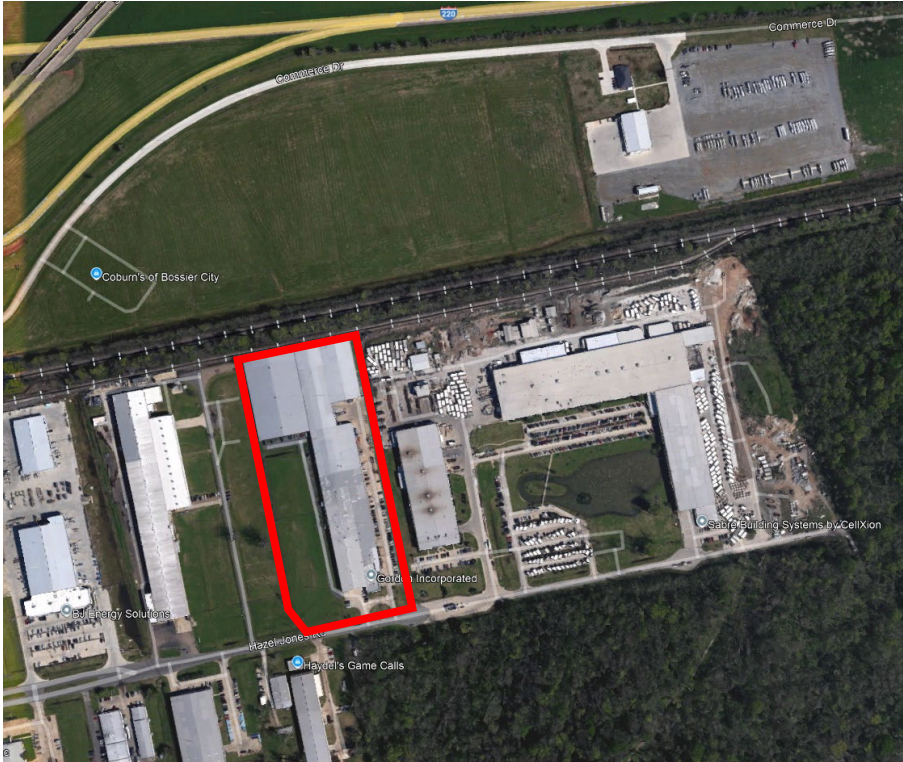
SABRE INDUSTRIES: 41.5 ACRES



CALUMET PACKAGING: 15.6 ACRES



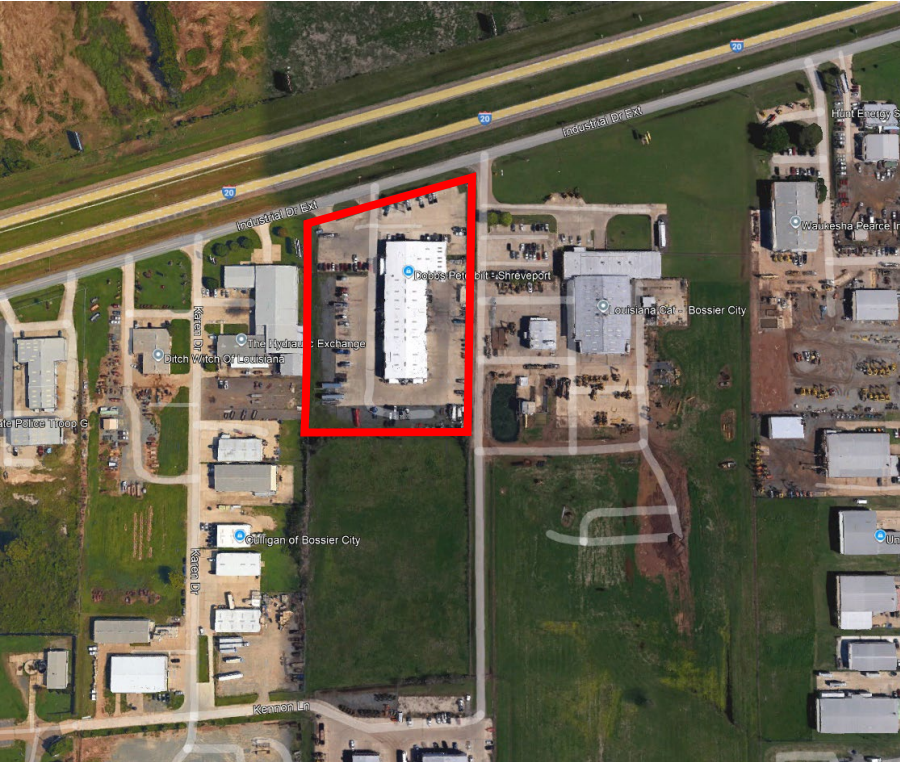
GORDON INC: 11.2 ACRES



McELROY METAL: 10.5 ACRES



PETERBILT: 5.2 ACRES



LIGHT INDUSTRIAL – LOCAL SITE SIZE REFERENCE



PETERBILT



CALUMET PACKAGING



GORDON INC



LIGHT INDUSTRIAL – LOCAL REFERENCE



SHOPPES AT BELLMEAD: 9.1 ACRES



NEIGHBORHOOD WALMART: 5.5 ACRES



BROOKSHIRES: 3.6 ACRES



HOMWOOD SUITES: 6.1 ACRES



SPRINGHILL SUITES: 2.4 ACRES



RETAIL AND HOTEL – LOCAL SITE SIZE REFERENCE



FERN MARKETPLACE SHOPPING CENTER



FERN MARKETPLACE SHOPPING CENTER



SHOPPES AT BELLMEAD



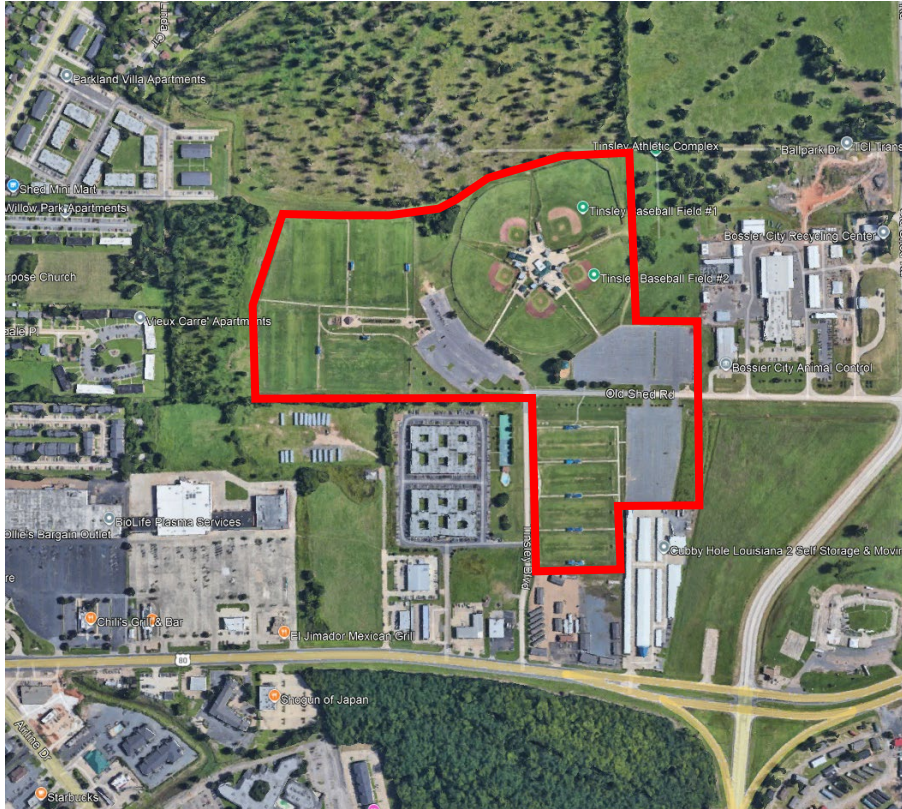
RETAIL – LOCAL REFERENCE



**BETTY VIRGINIA PARK: 16.8 ACRES**



**TINSLEY PARK: 74 ACRES**



**MIKE WOOD PARK: 30 ACRES**



**FIELD OF DREAMS: 6.7 ACRES**



**BOSSIER CENTRAL LIBRARY: 3.2 ACRES**



**COMMUNITY SPACES – LOCAL SIZE SITE REFERENCE**



**FIELD OF DREAMS**



**WALKER PLACE PARK**



**PARKS – LOCAL REFERENCE**



GDIT (FALLS CHURCH, VA)



GDIT (FALLS CHURCH, VA)



FERN AVENUE BUSINESS PARK



FERN AVENUE BUSINESS PARK



FERN AVENUE BUSINESS PARK



OFFICE – LOCAL REFERENCE





## ICONIC PEDESTRIAN BRIDGE REFERENCE

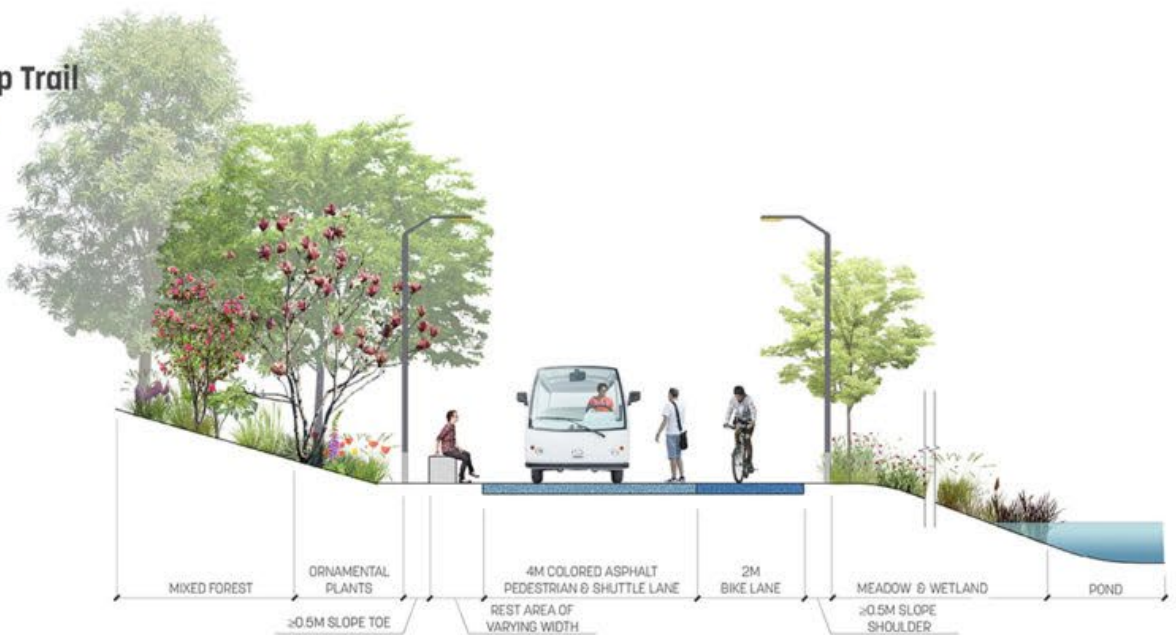




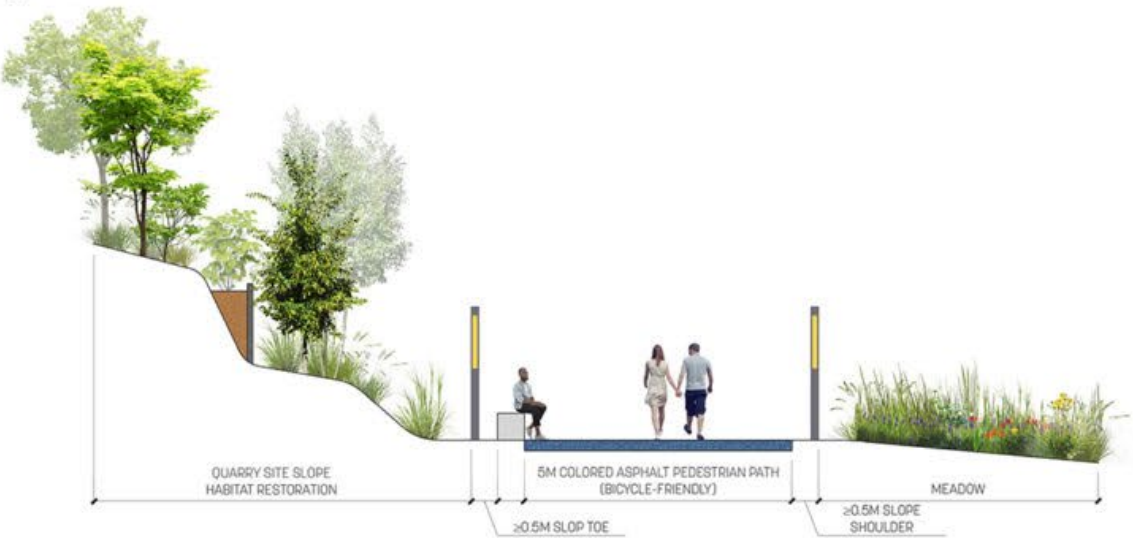
NATURE TRAILS REFERENCE



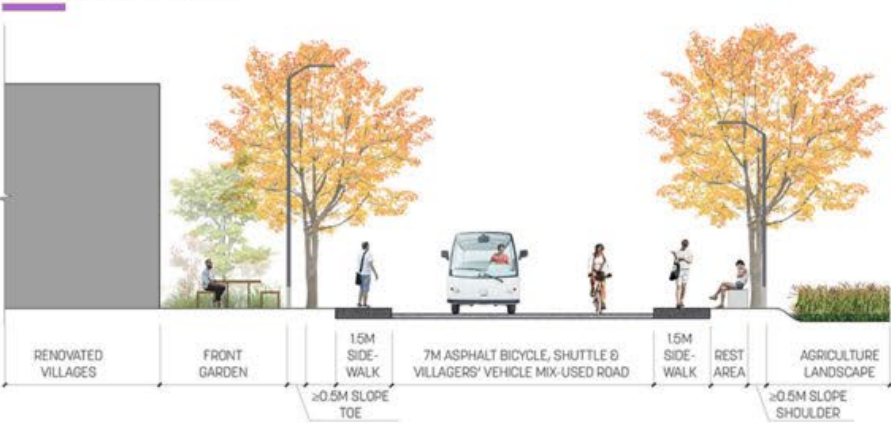
Big Loop Trail



Small Loop Trail



Mixed Used Road



Main Hiking Trail



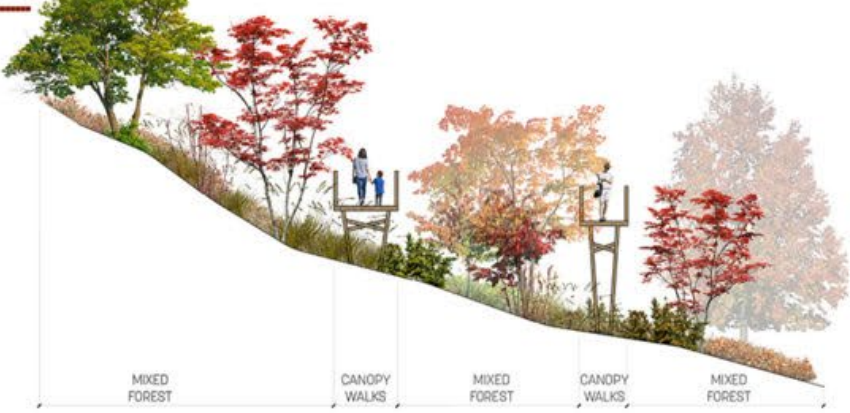
Secondary Hiking Trail



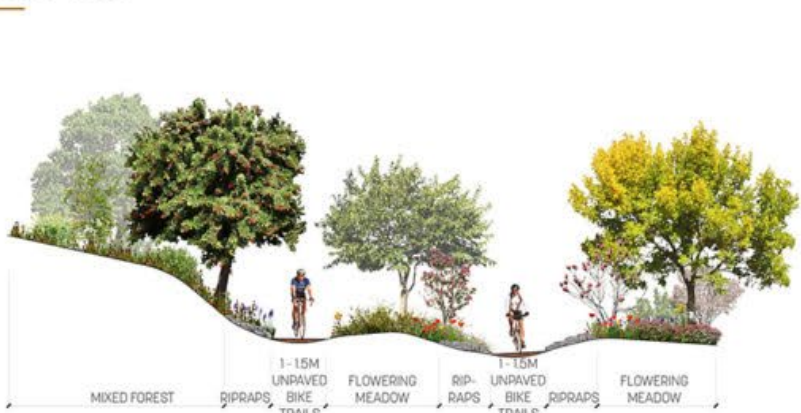
Boardwalk



Elevated Walk



Mt Bike Trail



NATURE TRAILS REFERENCE



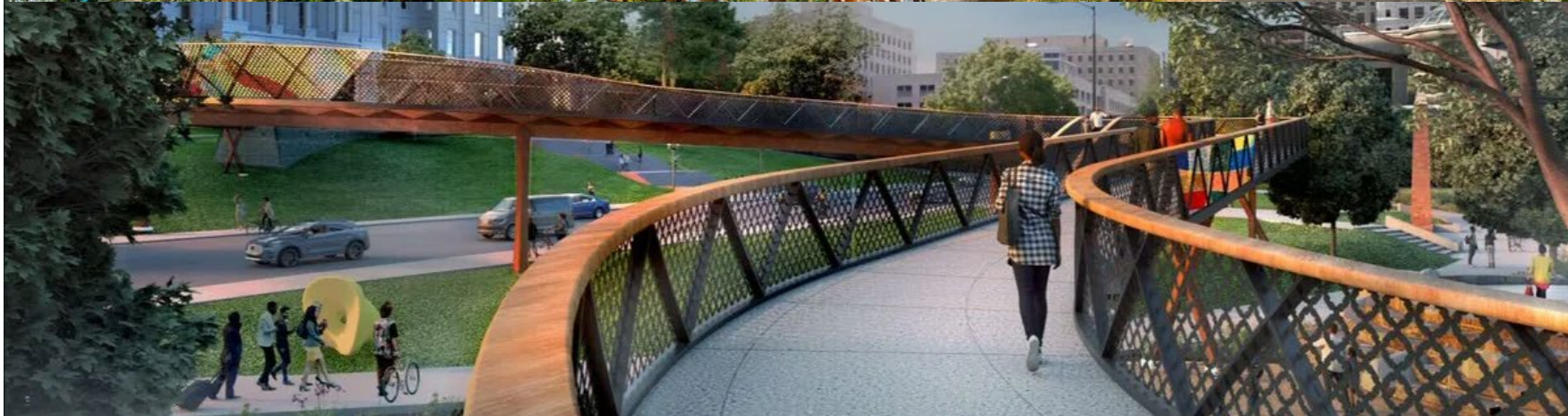
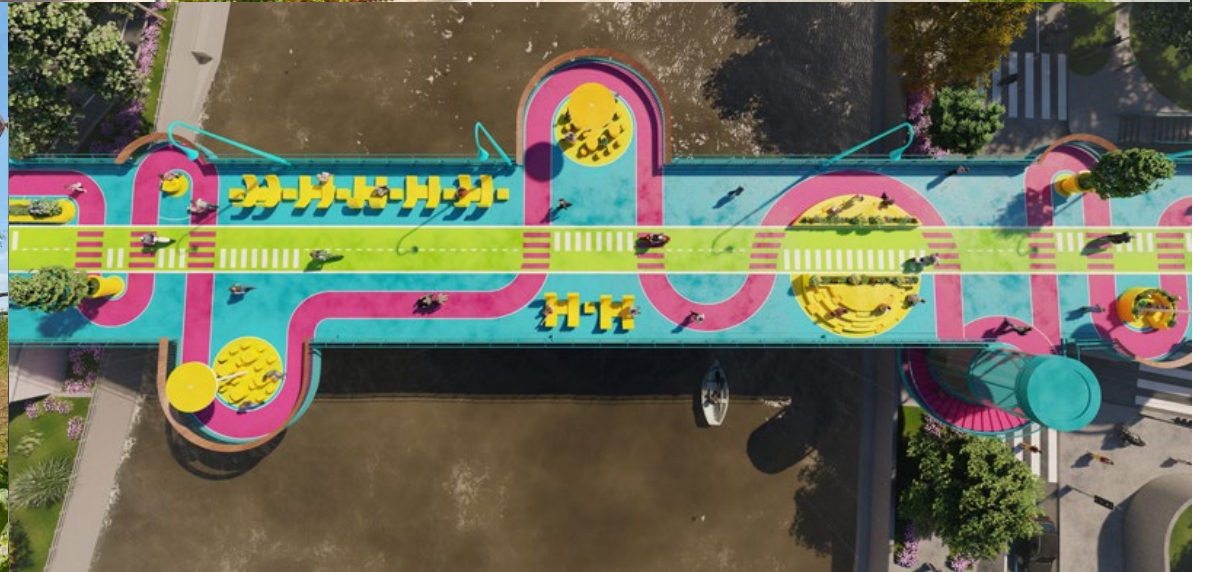


## GOALS

PRELIMINARY — FOR REVIEW ONLY

PROGRAM ELEMENTS





## GOALS

PRELIMINARY — FOR REVIEW ONLY

PROGRAM ELEMENTS





GOALS





## GOALS

PRELIMINARY — FOR REVIEW ONLY

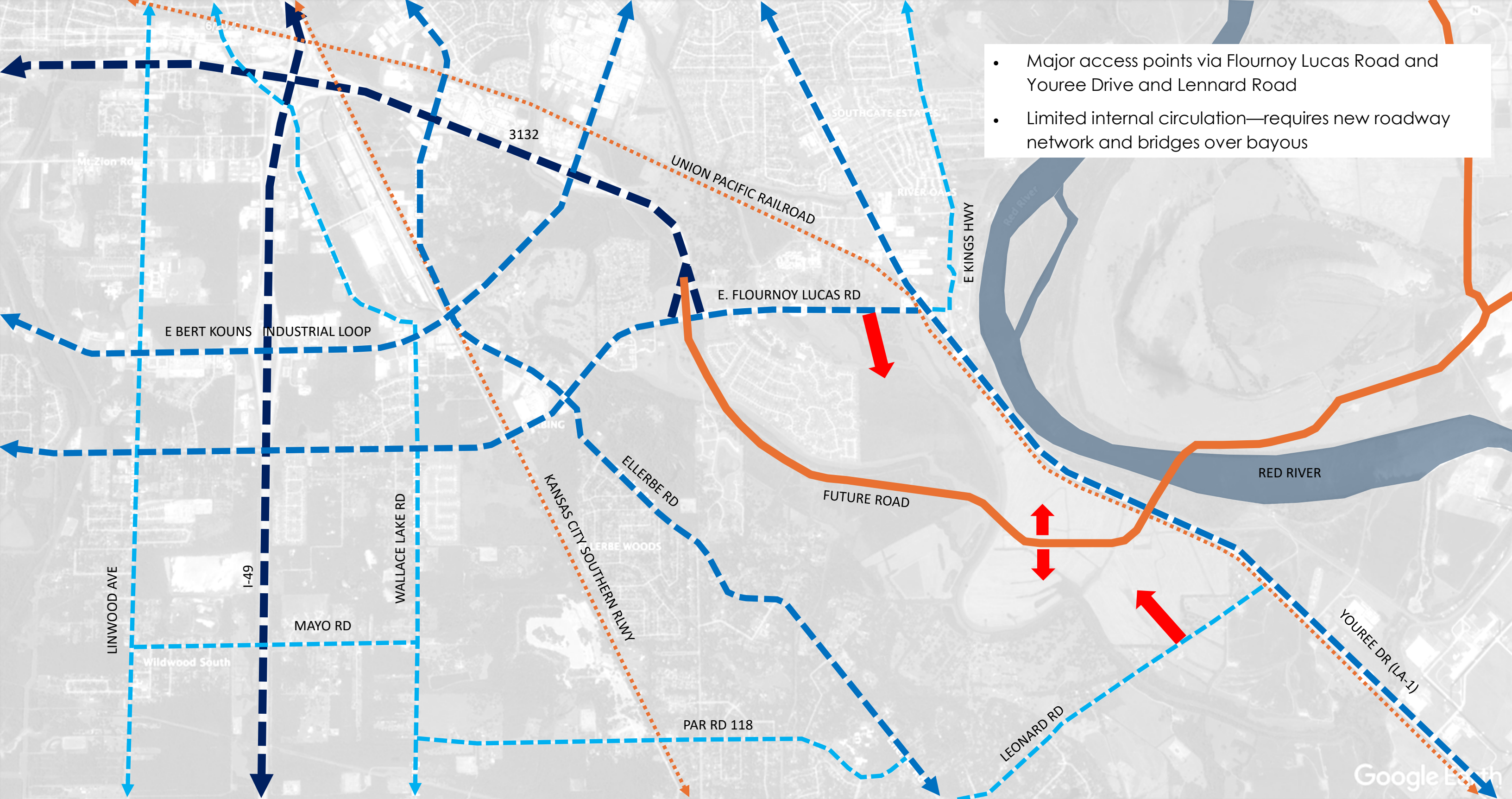
PROGRAM ELEMENTS



# INFRASTRUCTURE INTEGRATION

EXISTING INFRASTRUCTURE  
NEW MAJOR ROAD PATH





- Major access points via Fournoy Lucas Road and Youree Drive and Lennard Road
- Limited internal circulation—requires new roadway network and bridges over bayous

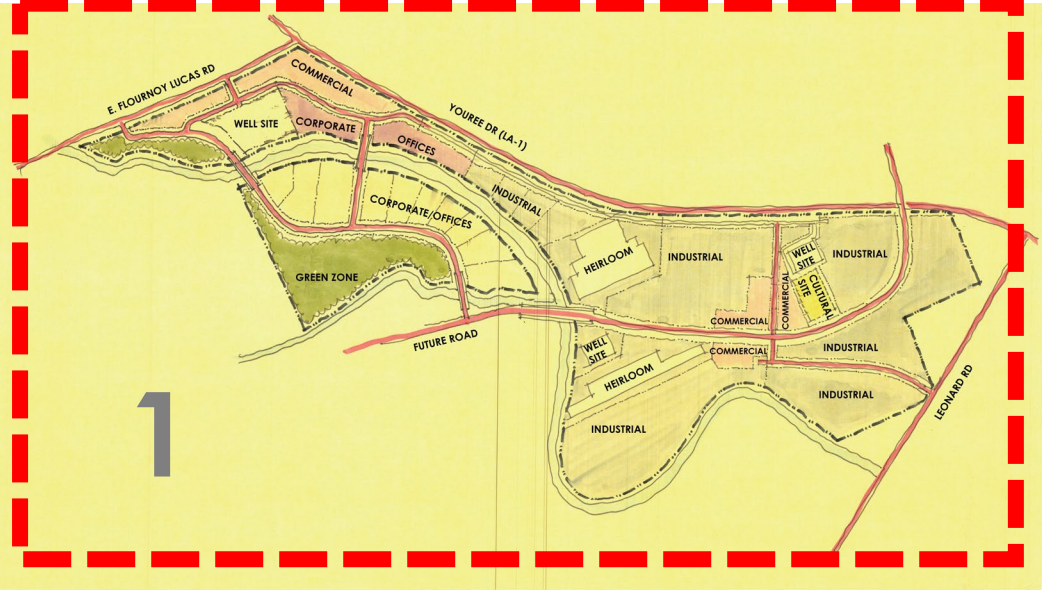
EXISTING ROADS



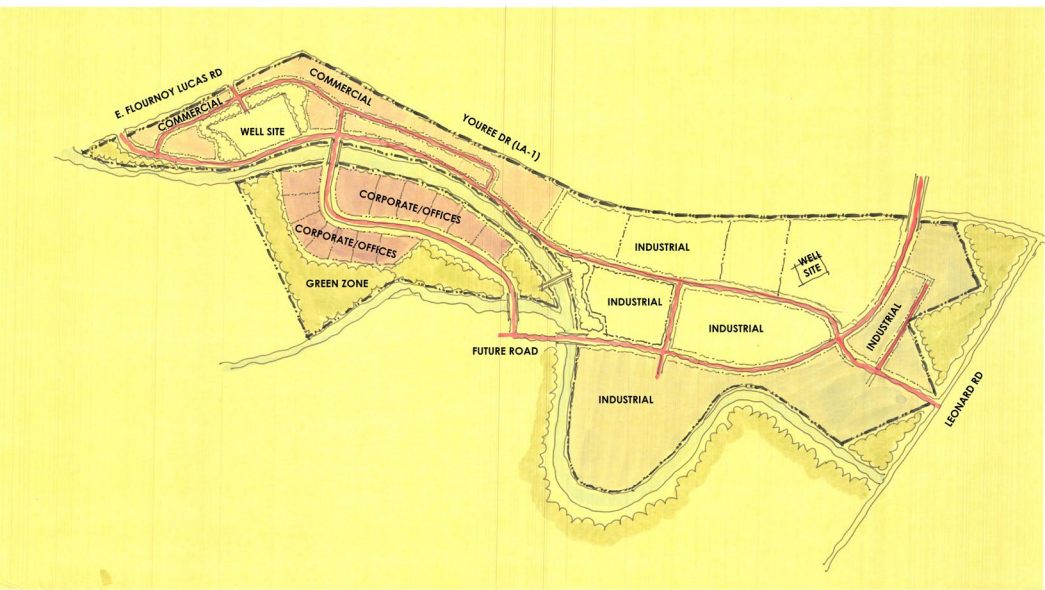
# PRELIMINARY LAND USE DIAGRAMS

CONCEPTUAL LAYOUT

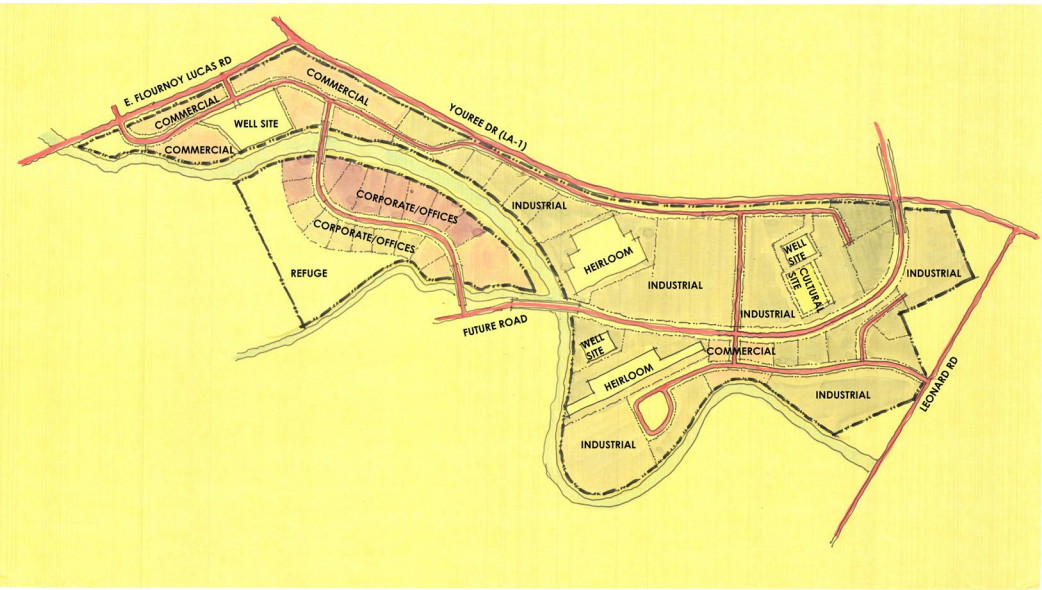




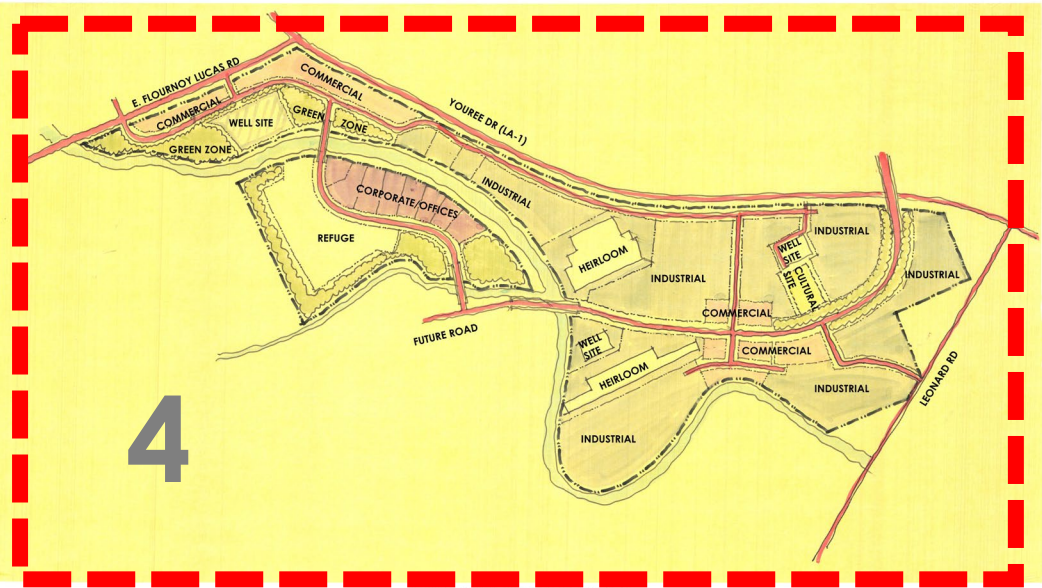
CONCEPTUAL LAYOUT (OPTION 1)



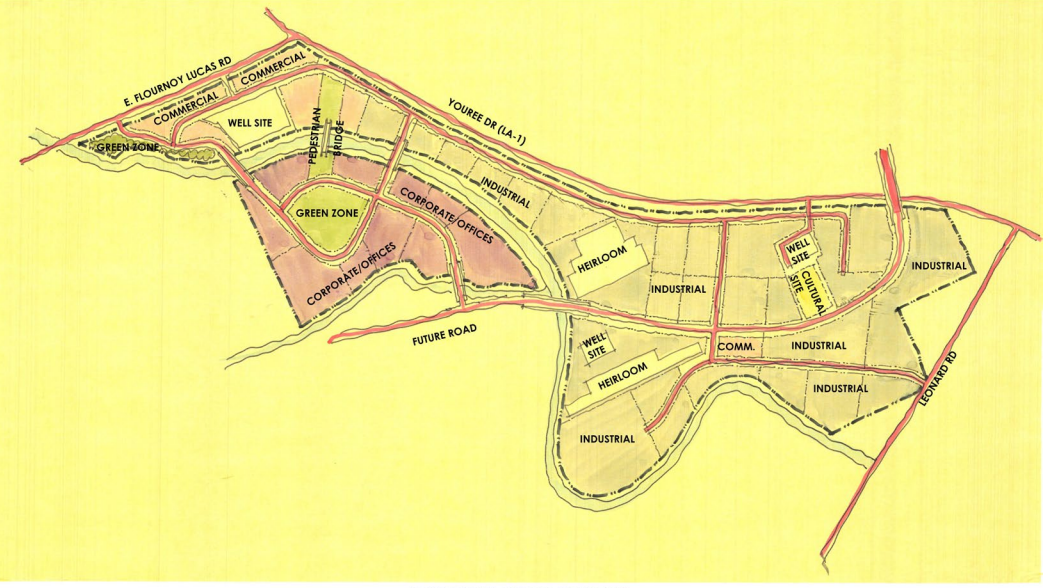
CONCEPTUAL LAYOUT (OPTION 2)



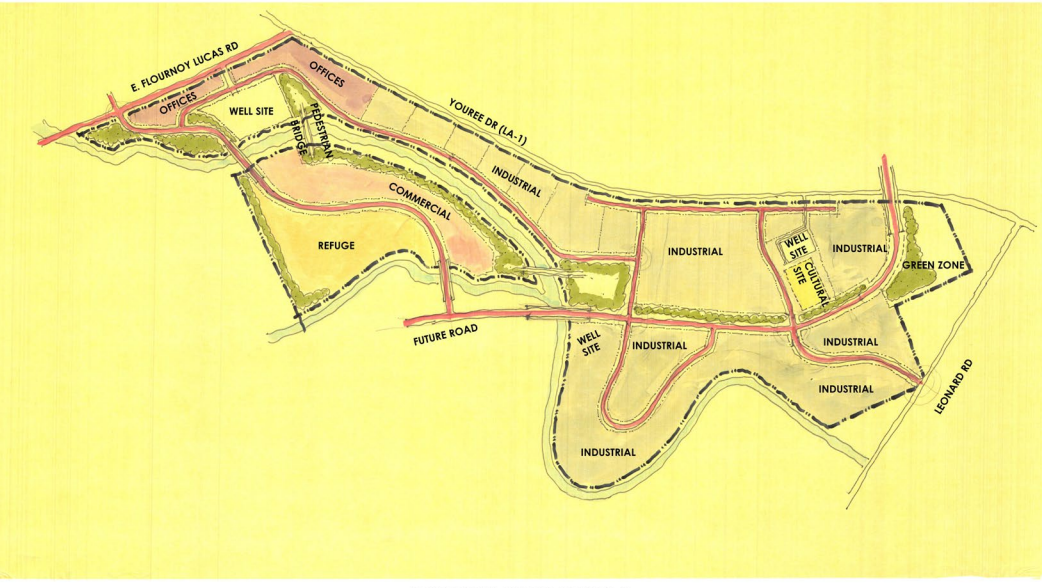
CONCEPTUAL LAYOUT (OPTION 3)



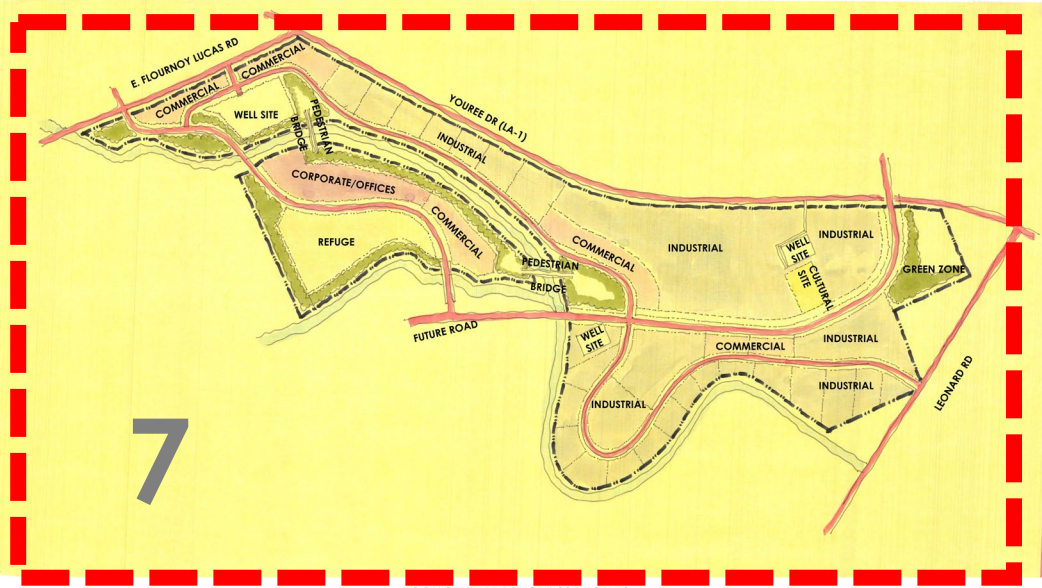
CONCEPTUAL LAYOUT (OPTION 4)



CONCEPTUAL LAYOUT (OPTION 5)



CONCEPTUAL LAYOUT (OPTION 6)

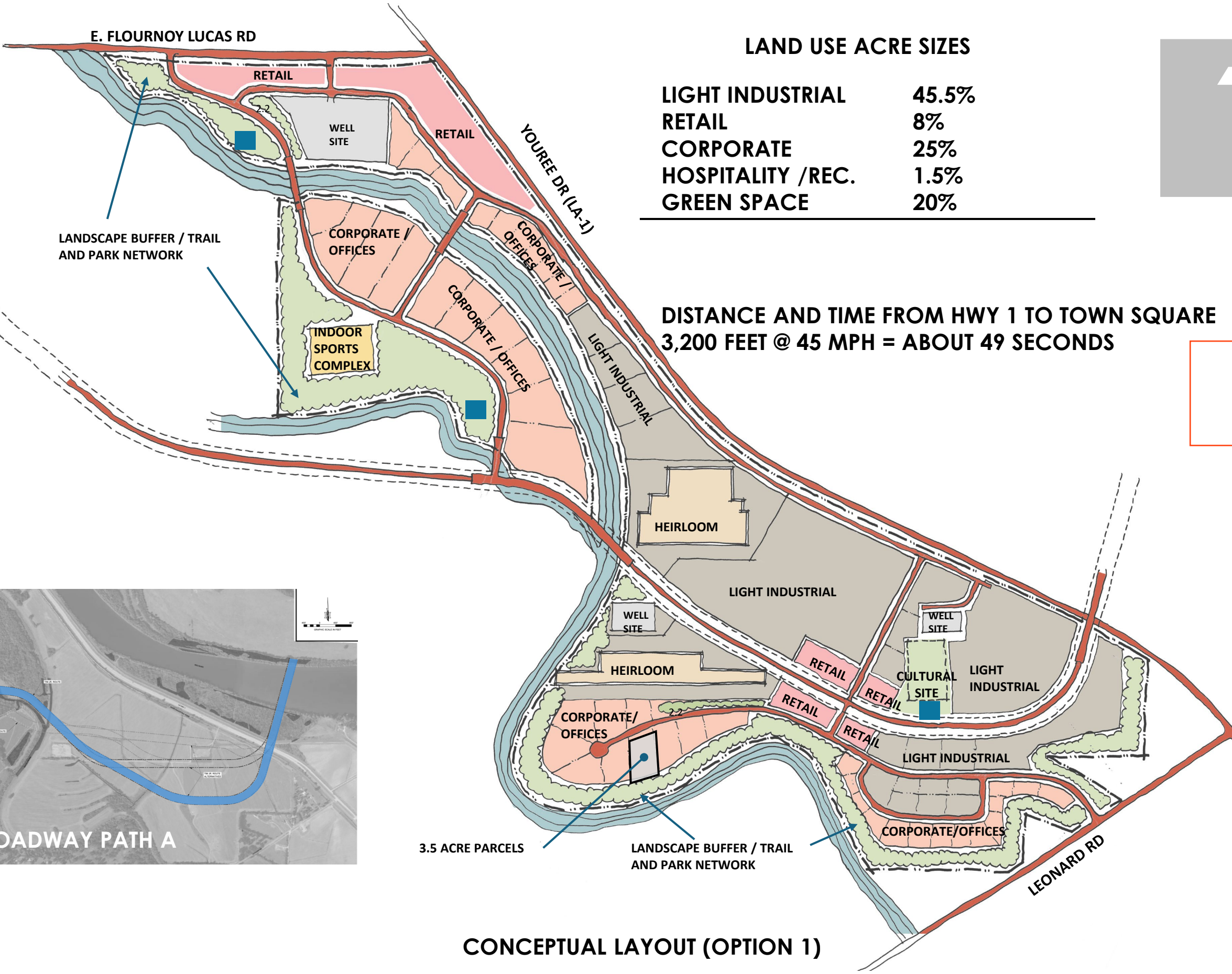


CONCEPTUAL LAYOUT (OPTION 7)









LAND USE ACRE SIZES	
LIGHT INDUSTRIAL	45.5%
RETAIL	8%
CORPORATE	25%
HOSPITALITY /REC.	1.5%
GREEN SPACE	20%

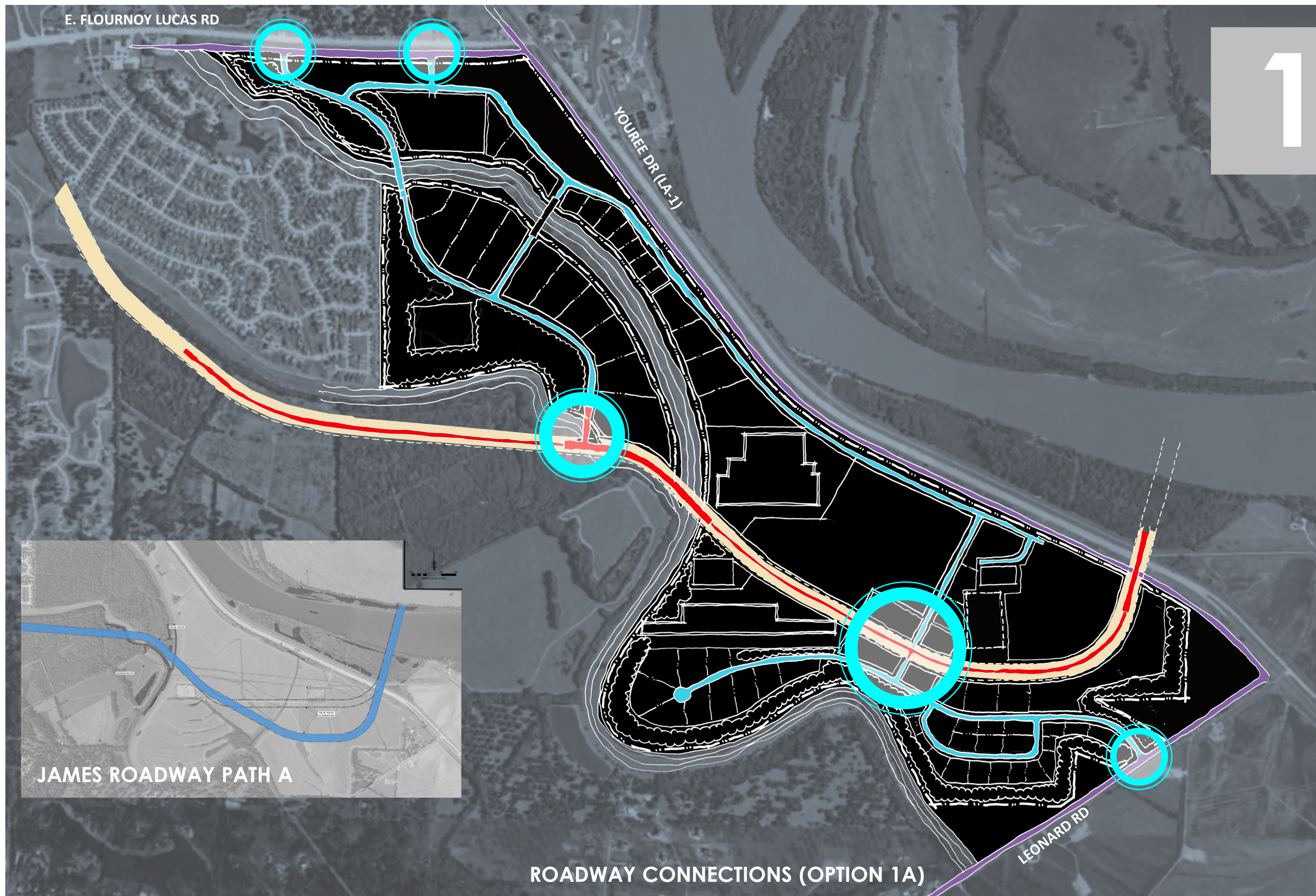
DISTANCE AND TIME FROM HWY 1 TO TOWN SQUARE  
3,200 FEET @ 45 MPH = ABOUT 49 SECONDS



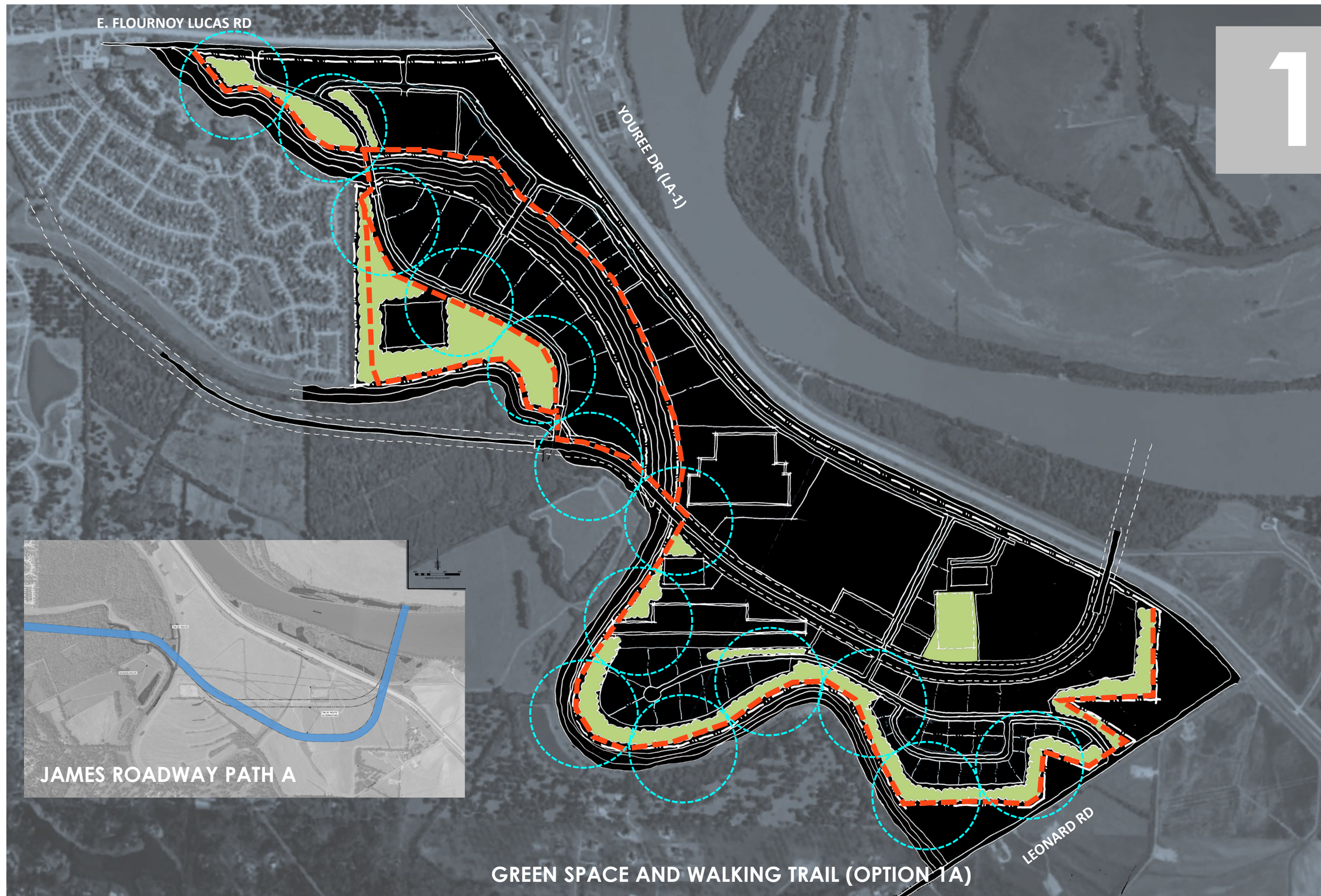
- SABRE 41.5 ACRES
- MIKE WOOD 30 ACRES
- SHOPPES AT BELLEMEAD 9.1 ACRES
- GORDON INC. 11.2 ACRES
- MCELROY METALS 10.5 ACRES
- PETERBILT 5.2 ACRES

CONCEPTUAL LAYOUT (OPTION 1)

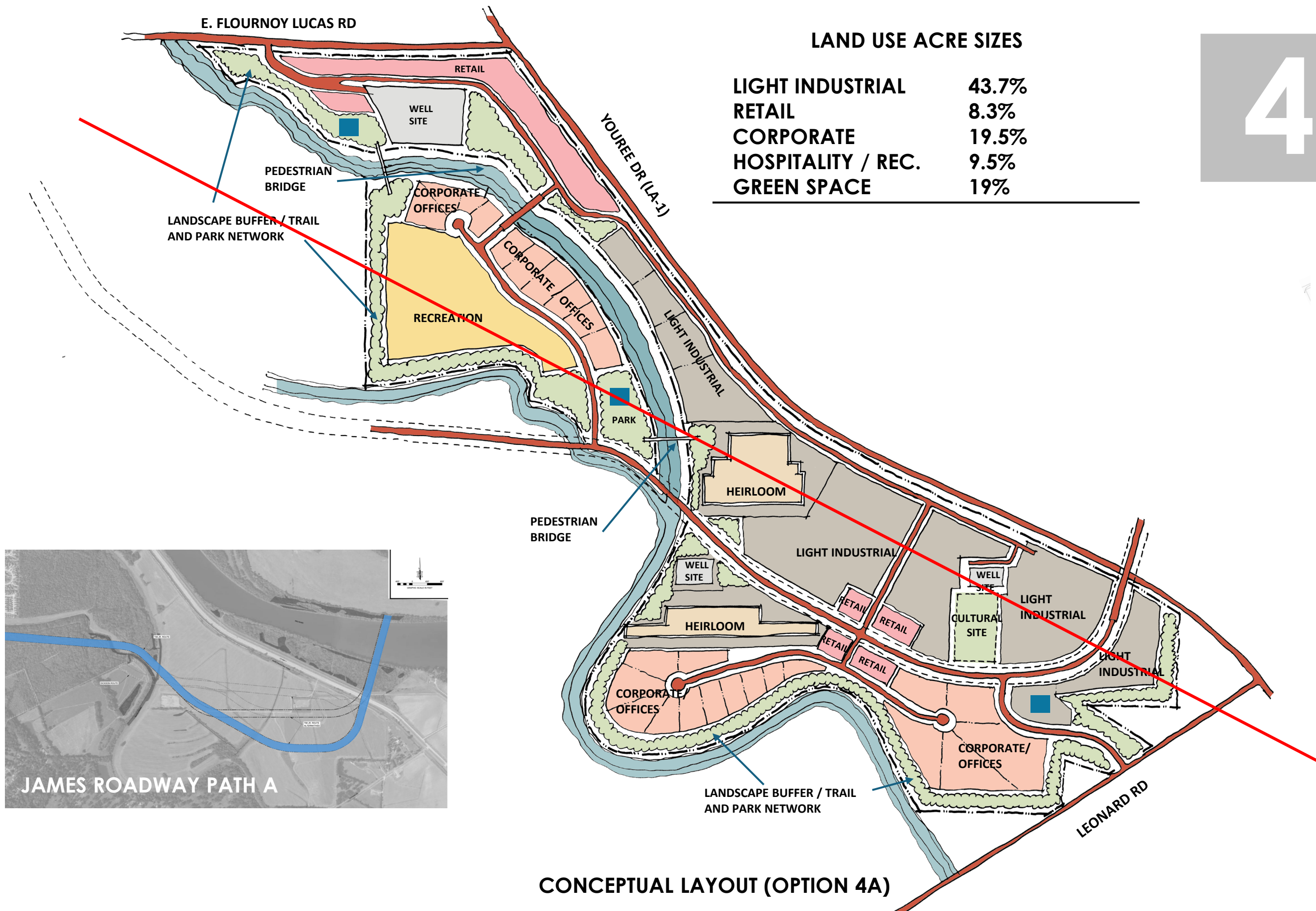






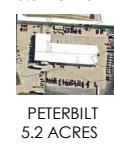




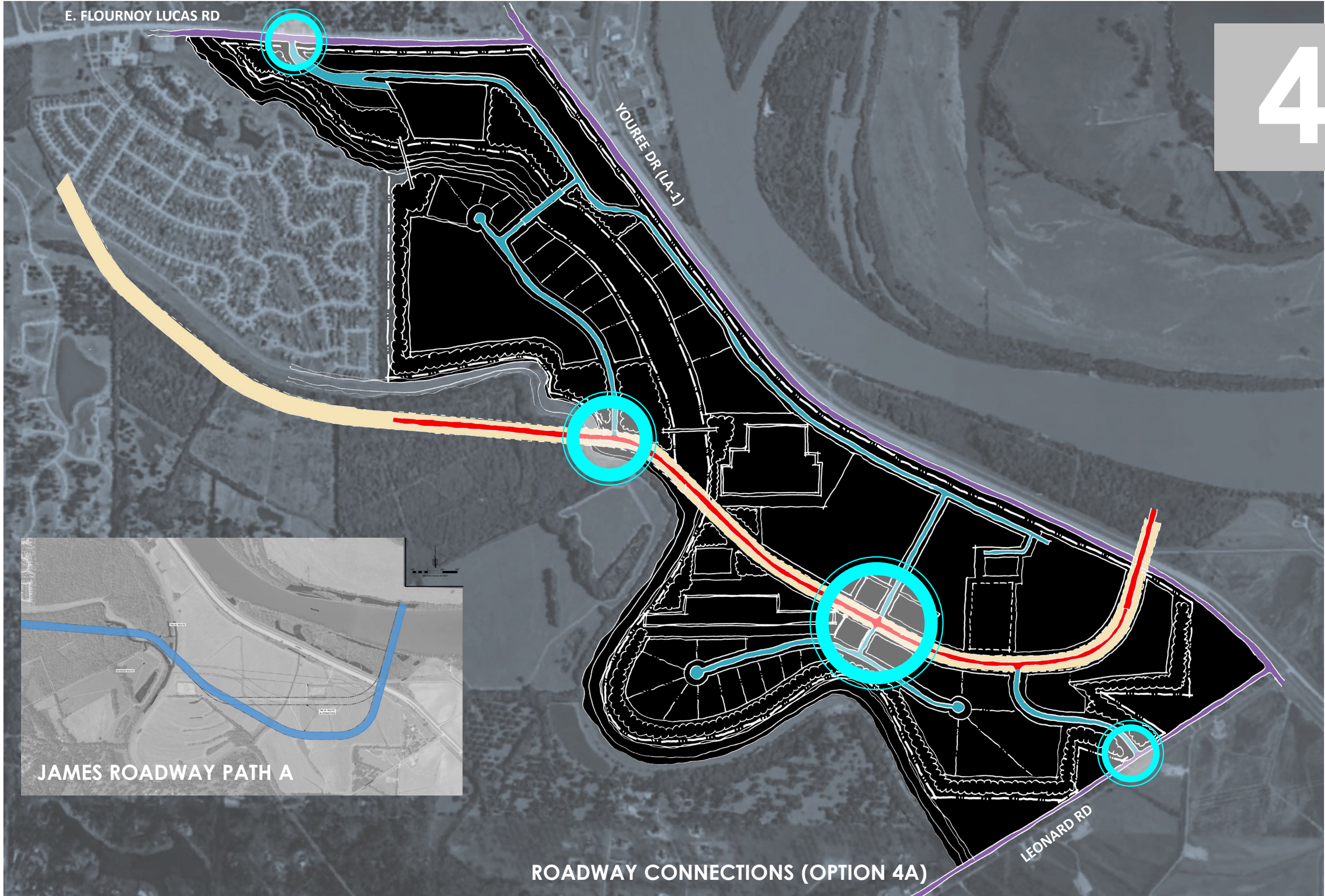


LAND USE ACRE SIZES	
LIGHT INDUSTRIAL	43.7%
RETAIL	8.3%
CORPORATE	19.5%
HOSPITALITY / REC.	9.5%
GREEN SPACE	19%

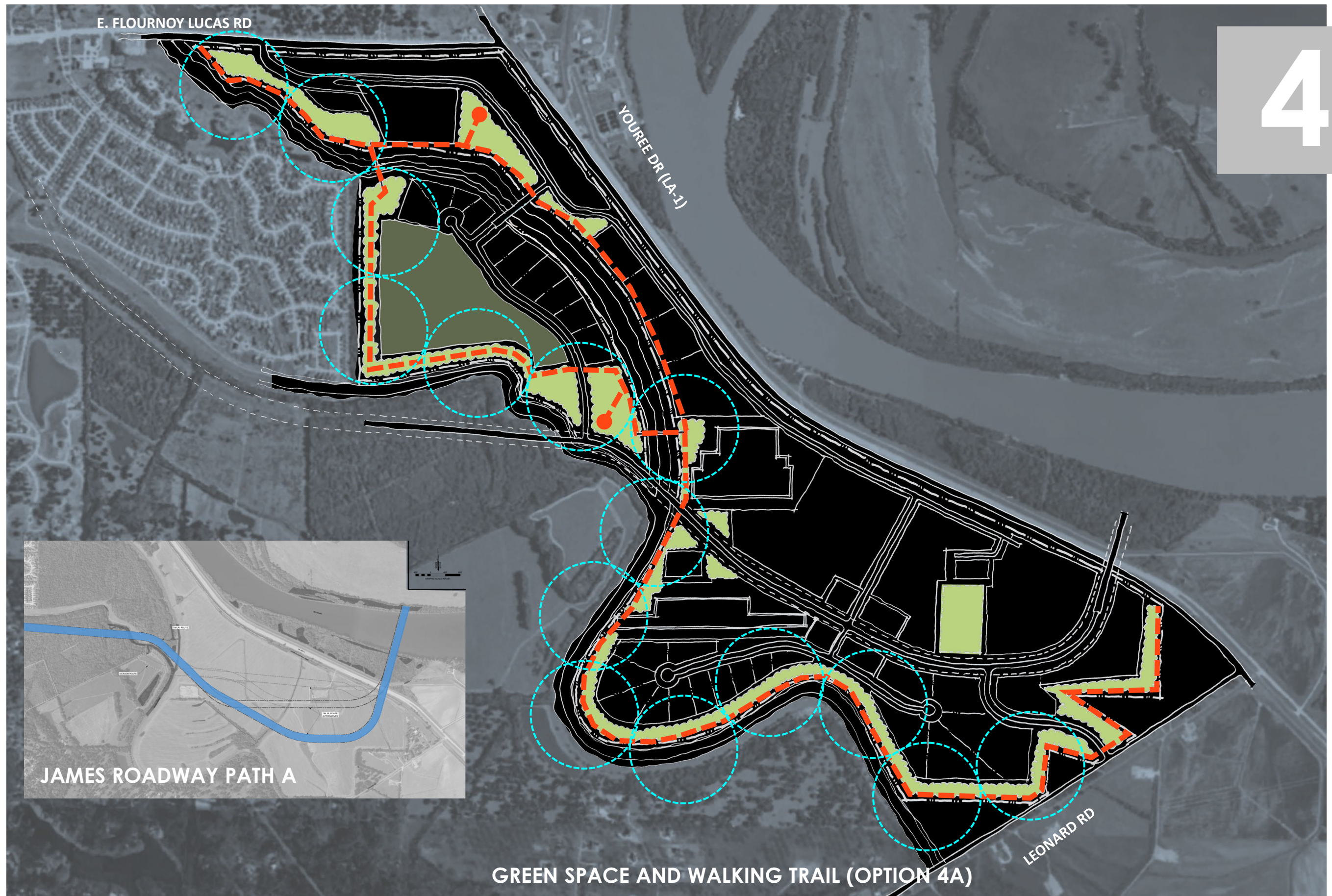
CONCEPTUAL LAYOUT (OPTION 4A)





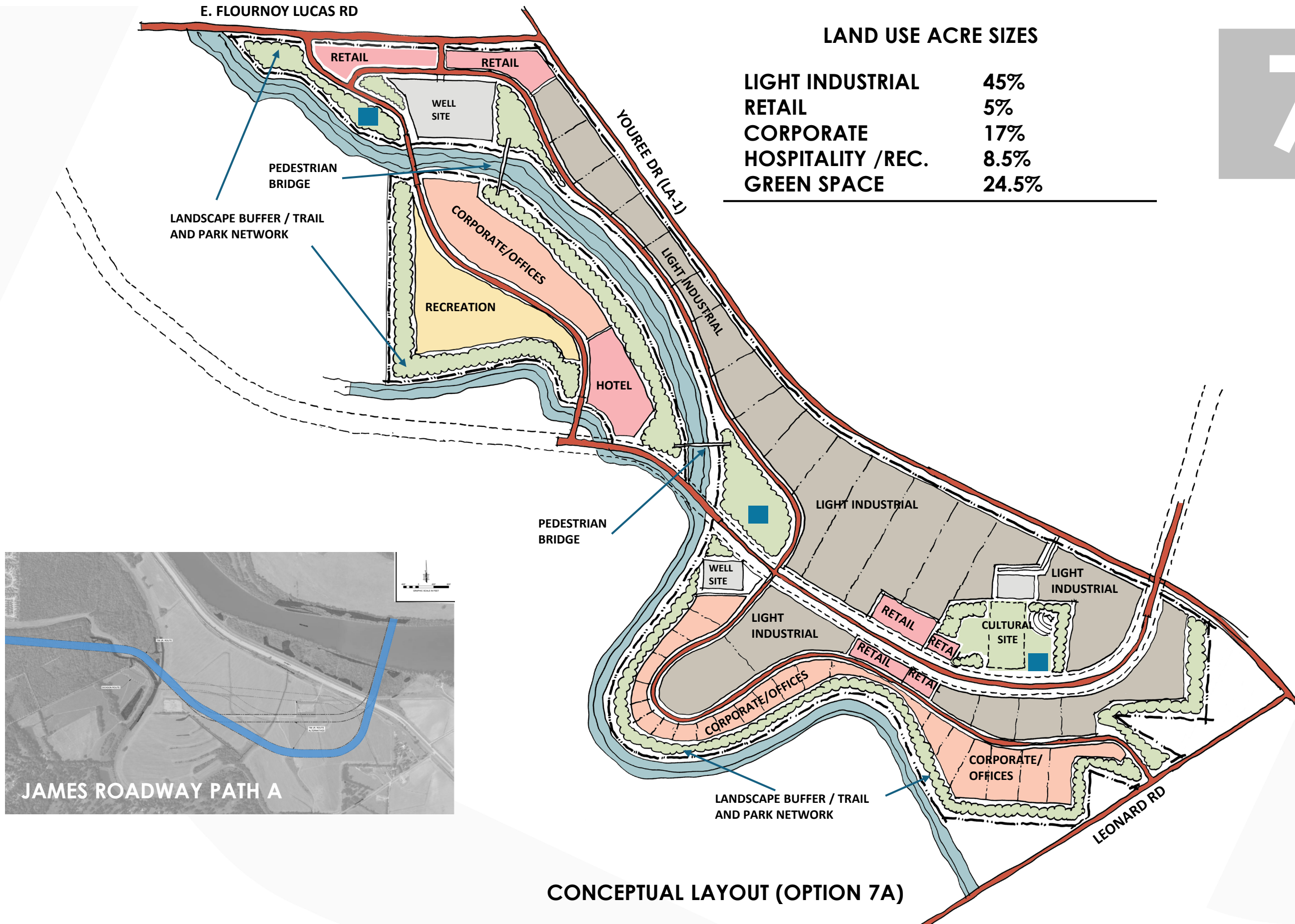














7



LAND USE ACRE SIZES	
LIGHT INDUSTRIAL	45%
RETAIL	5%
CORPORATE	17%
HOSPITALITY /REC.	8.5%
GREEN SPACE	24.5%

-  SABRE  
41.5 ACRES
-  MIKE WOOD  
30 ACRES
-  SHOPPES AT BELLEMEAD  
9.1 ACRES
-  GORDON INC.  
11.2 ACRES
-  MCELROY METALS  
10.5 ACRES
-  PETERBILT  
5.2 ACRES







