



Outside the Region: Gateway Development Consortium unveils plan for Cross Bayou Point

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Shreveport, LA Gateway Development Consortium, (GDC), has unveiled the virtual design for Cross Bayou Point, it's proposed \$1.5 billion downtown waterfront development.

Designed by renowned architectural firm Grace Hebert Curtis, GDC proposes to build 5,000 affordable, market-rate residences, a new Criminal Justice Center, State Office Building, multi-sports complex and STEM school.

"Spanning 80 acres in an Opportunity Zone, Cross Bayou Point will be one of the country's most dynamic urban waterfront neighborhoods," said Jerry Hebert, president of Grace Hebert Curtis.

Residential towers will rise above freshly planted fruit orchards that sit next door to a water pavilion. Residents will have access to amenities that include kayaking and other water sports.

"While this will be the region's most densely developed neighborhood, we very much want it to reflect our Southern roots, said Larry English, GDC partner. GDC's design-build team has been collaborating with city officials on master planning the site. "The election of Adrian Perkins as mayor last year was a game changer for the project," English said.

"I am excited that local leadership is finally moving forward to develop Cross Bayou. I am even more excited that this project has the potential to create a ripple effect in the surrounding neighborhoods and I like the fact that GDC is committed to maximum inclusion of minority firms on the project," said city councilman Willie Bradford who represents a neighborhood to the west of the project.

Caddo Parish Commission president Stormy Gage Watts said the renderings "will help the citizens understand" the size and scope of the project that GDC has proposed. "What GDC has presented is consistent with the 2030 master plan. The city and Parish of Caddo will ensure that what is built will be in keeping with the character of our city," said Watts.

State representative Sam Jenkins, one of the project's early champions, said the renderings "offer the citizens a clear vision of what Shreveport's downtown will become."

"We would be honored to guide the development of a state-of-the-art STEM school and we are deeply interested in relocating into this 21st century neighborhood," said Demetrius Norman with North Louisiana STEM Alliance.

GDC received positive votes from the Shreveport City Council (4-3) and Caddo Parish Commission (10-1) to execute a non-binding Memorandum Of Understanding to move the project forward. The development would be a Public Private Partnership with the city, Caddo Parish Commission, state of Louisiana and the Red River Waterway Commission.

Cross Bayou Point could be the first project of this size and scale that could be shovel-ready by the end of the year and poised to take full advantage of Opportunity Zone funding.

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