



Ocean Springs

Victor Dover
Joseph Kohl
Maricé Chael
Milt Rhodes
James Dougherty

Henry Furr
Dennis Cowart
David Perkes
Don Broussard
Jim Eley
Ed Blake



Place or Topic

DRAWING TYPE

- Analytical
 Proposal

TIMING

- Immediate
 Medium Term
 Long Term

URBAN SCALE

- Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH

- Design
 Policy
 Management

Washington Street

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:

History

- Site of Ft. Maurepas founded by France in 1699
- Colonial fishing village grew into a resort in the 1800's
- Washington Ave. commercial district dates from early 1900's
- Pop. 17,225



Ocean Springs

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Washington Street
&
Railroad District

Name of Contact for Additional Information

E-mail address

NARRATIVE:





Ocean Springs

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Touring the City-Special Places

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NARRATIVE:



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Meeting the community

at City Hall

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NARRATIVE:



WHAT IF IDEAS
 WHAT IF... (could) have been...
 THE GREAT IDEAS ARE IN
 YOUR IDEAS!
 CONCEPTS, IDEAS AND SOLUTIONS
 TO PROBLEMS
 TO MAKE
 1. Connected to Goals

HWY 90: BEAUTIFUL, VIGOROUS
 RESTORED ENVIRONMENT
 TOWN CENTER FOR EAST SIDE
 TREE CANOPY
 BLUEWAYS / GREENWAYS - connect
 SMALL BIZ: o



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Saturday Open House

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Ocean Springs

The Guiding Principle:

Grow more, but grow more of the real Ocean Springs. Extend the best of the historic patterns of architecture, urbanism and green networks found in Old Ocean Springs into 1) new growth areas, 2) infill development in the city's traditional neighborhoods, and 3) strategic redevelopment of Bienville Boulevard.



Ocean Springs

The Big Picture

'Transect'

Ocean Springs

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IMPLEMENTATION THROUGH

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 Policy
 Management

Transect

Drawing Title

10/16/05

Date

Milt Rhodes

Name of Contact for Additional Information

mrhodes@doverkohl.com

E-mail address

NARRATIVE:



'Transect'



Legend

SD	
T5	
T4	
T3	
T2	
T1	

Ocean Springs

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URBAN SCALE

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IMPLEMENTATION THROUGH

Design

Policy

Management

Transect

Drawing Title

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Date

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NARRATIVE:

City of Neighborhoods

Ocean Springs

Place or Topic



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Framework Plan

Drawing Title

Date

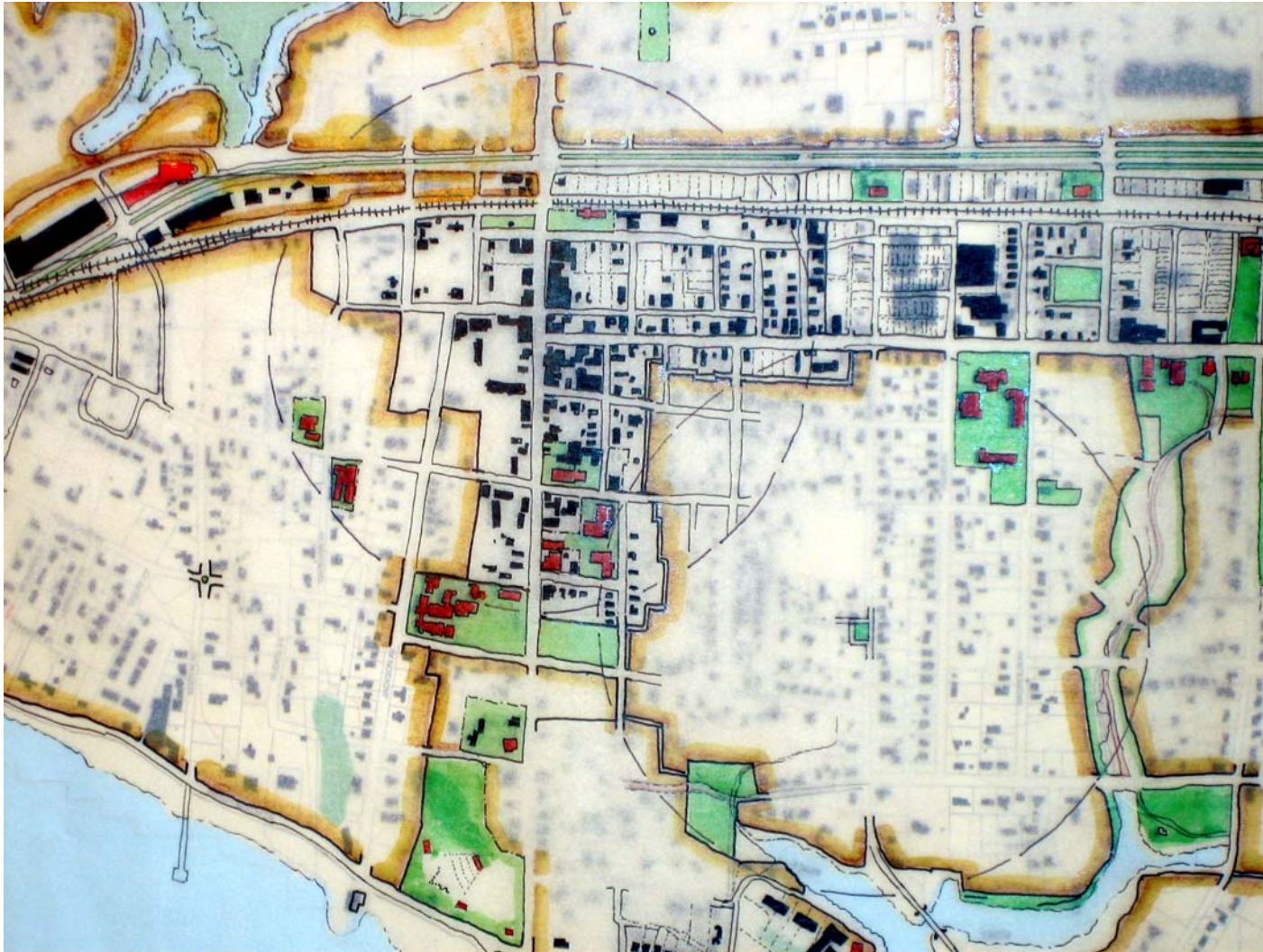
Name of Contact for Additional Information

E-mail address

NARRATIVE:

Neighborhoods, Districts & Corridors; Greenways & Blueways; Major Transportation Network; Infill Development at Ferry, Harbor, Railroad District, and Transit-Oriented Development along Bienville Boulevard

City of Neighborhoods



Ocean Springs

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Washington Avenue Main Street

Drawing Title

Date

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E-mail address

NARRATIVE:

The classic neighborhoods of the traditional town are sized at approximately 5 minutes' walk from center to edge.



Ocean Springs

Special Places

Front Beach & The Ferry

The Harbor

The Railroad Historic District

Bienville Boulevard



Ocean Springs

Front Beach & the Ferry



The Ferry

Ocean Springs

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IMPLEMENTATION THROUGH

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Ferry Landing & Bridge

Drawing Title

Date

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NARRATIVE:

Scenario illustrates the realignment of Hwy 90 to a new bridge that is coupled with the railroad, eliminating the overpass "braid" and resulting in consolidated redevelopment site adjacent to the Yacht Club.



The Ferry

Ocean Springs

Place or Topic

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Drawing Title

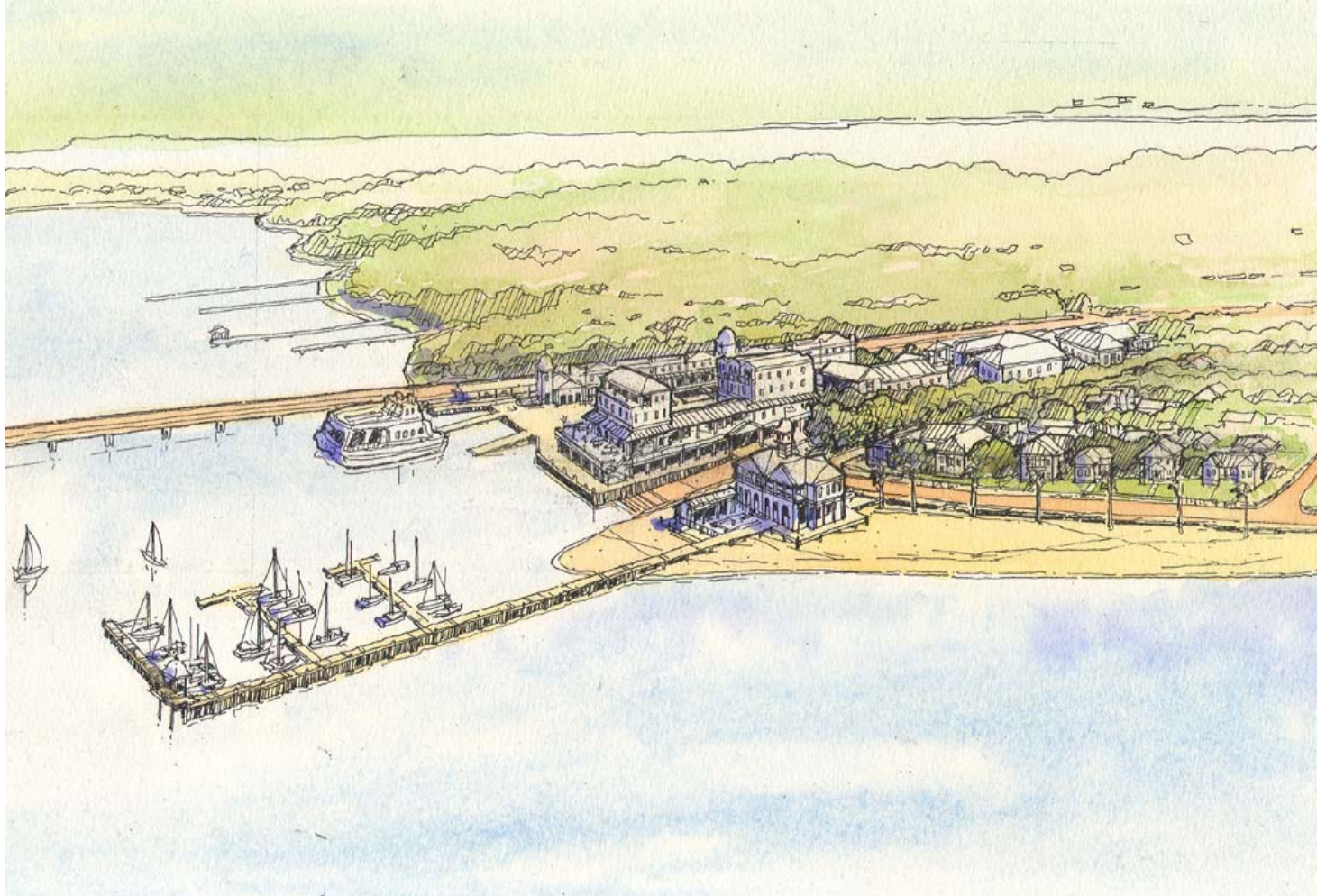
Date

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NARRATIVE:

An aerial view of the Ferry district and passenger ferry servicing Biloxi and points west.



The Ferry

Ocean Springs

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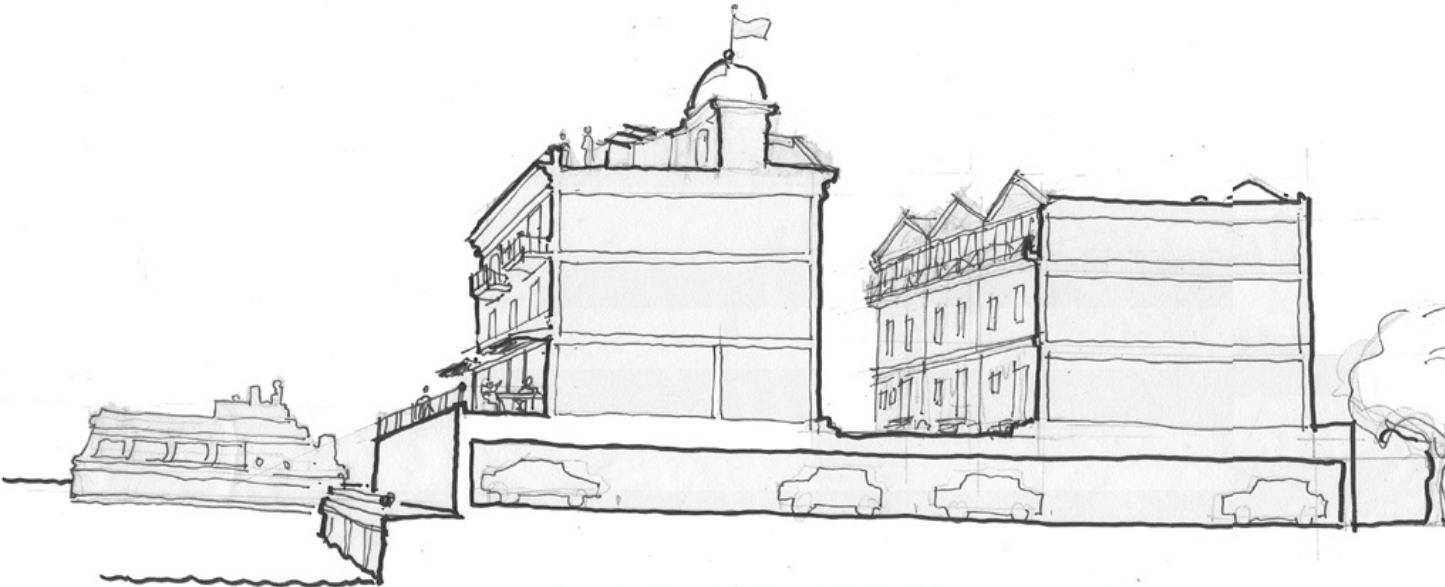
Date

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NARRATIVE:

Early section drawing
of Ferry District
buildings.



SECTION @ FERRY LANDING

OCEAN SPRINGS

1/16th = 1' 0"



Ocean Springs

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Ferry Landing in context

Drawing Title

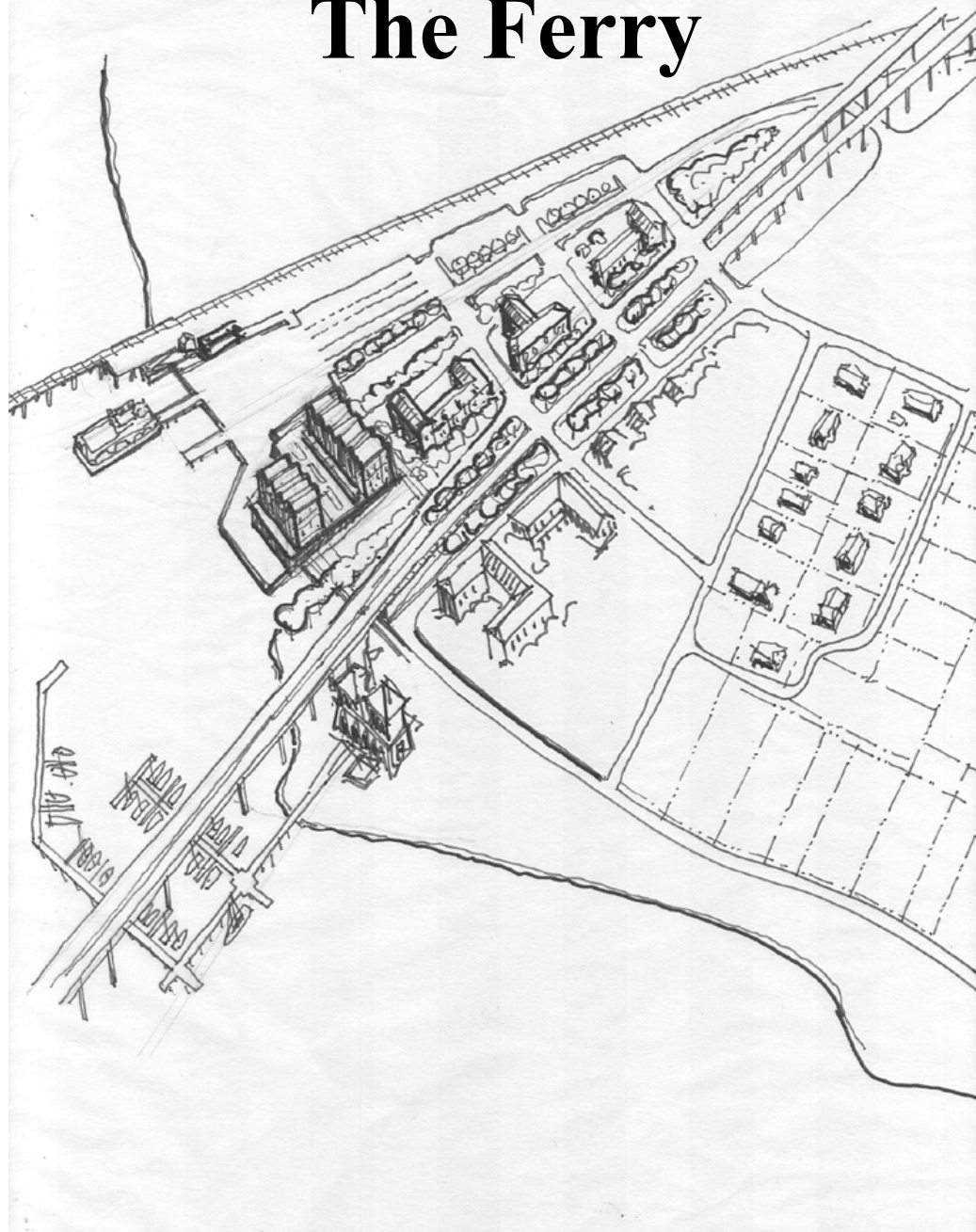
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NARRATIVE:

The Ferry



Ocean Springs

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IMPLEMENTATION THROUGH

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Bridge rebuilt in present alignment.

Drawing Title

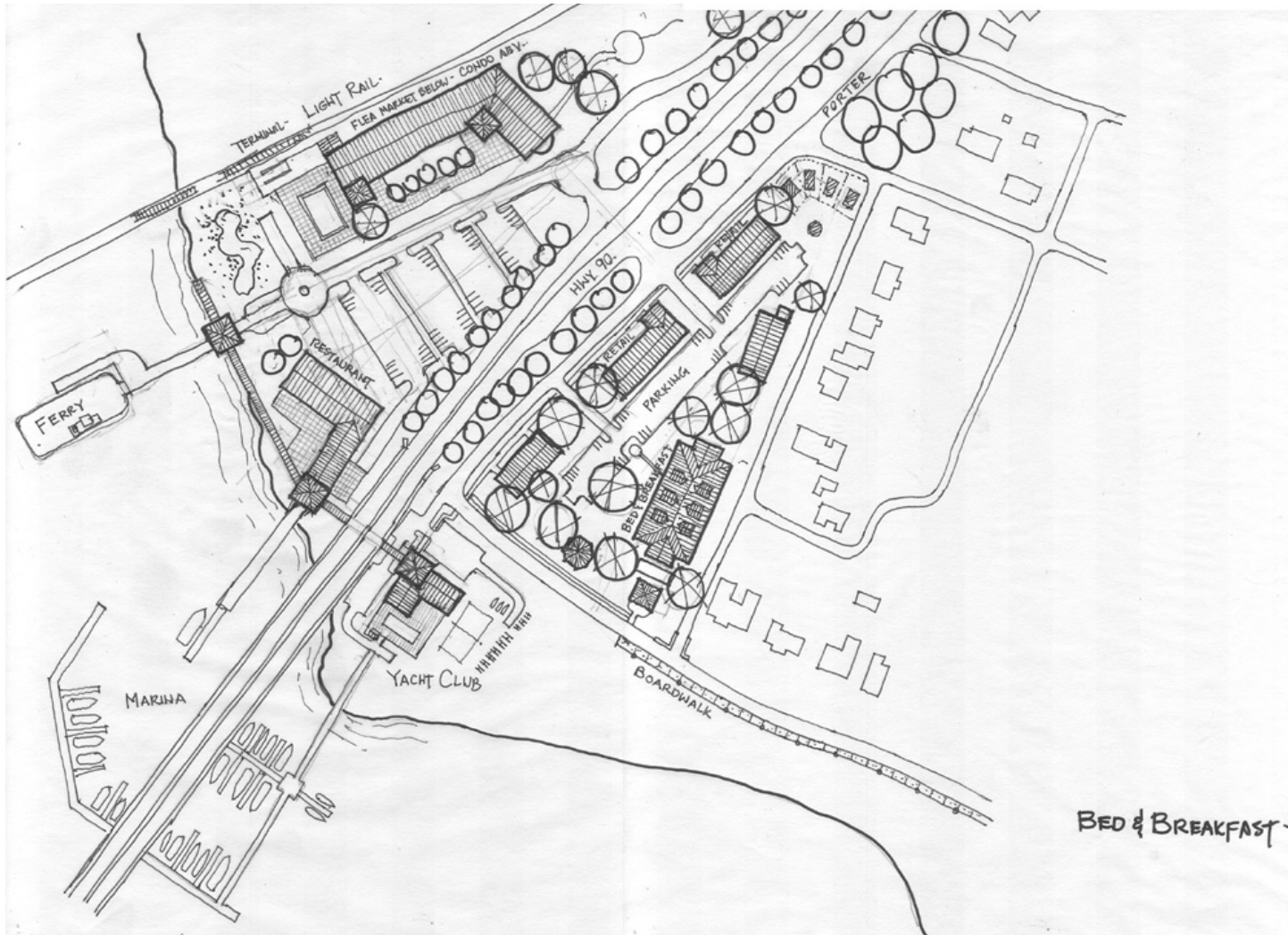
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NARRATIVE:

The Ferry



Ocean Springs

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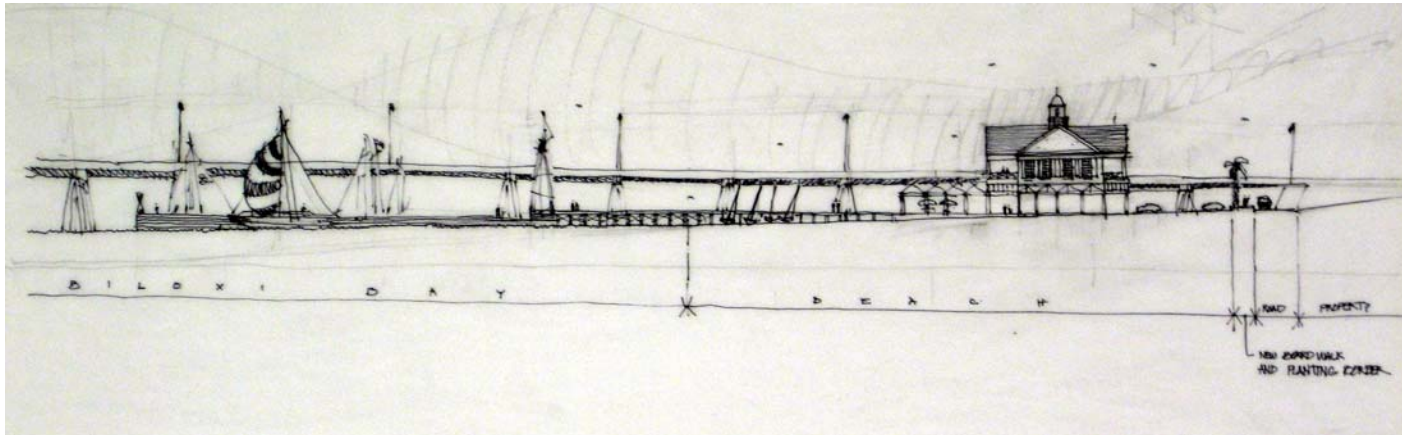
Name of Contact for Additional Information

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NARRATIVE:

Plan proposal for Ferry District and Ferry service to Biloxi and points west.

The Yacht Club



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IMPLEMENTATION THROUGH

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Yacht Club studies

Drawing Title

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NARRATIVE:

Ocean Springs

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Yacht Club studies

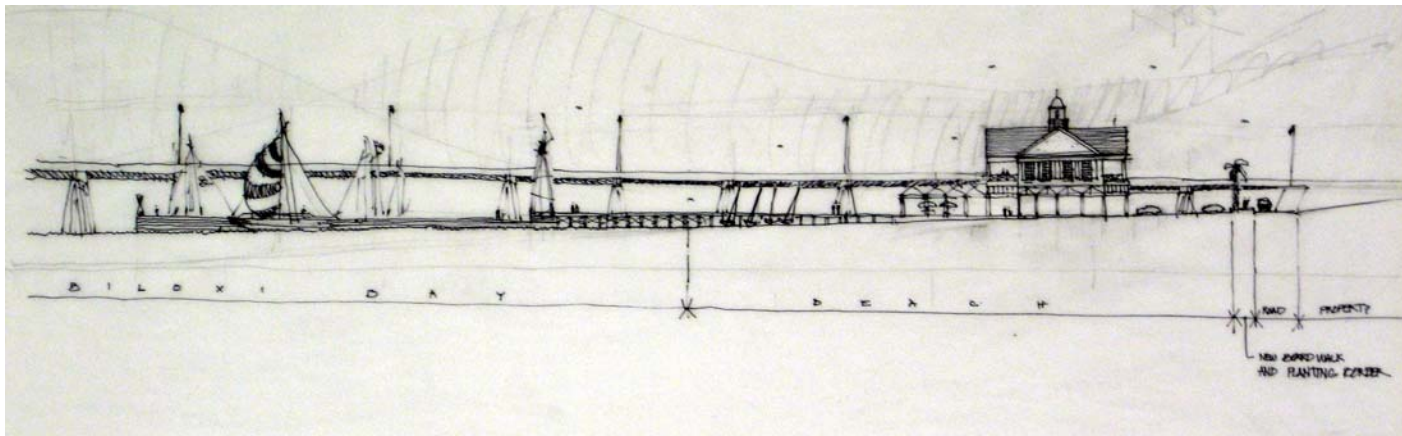
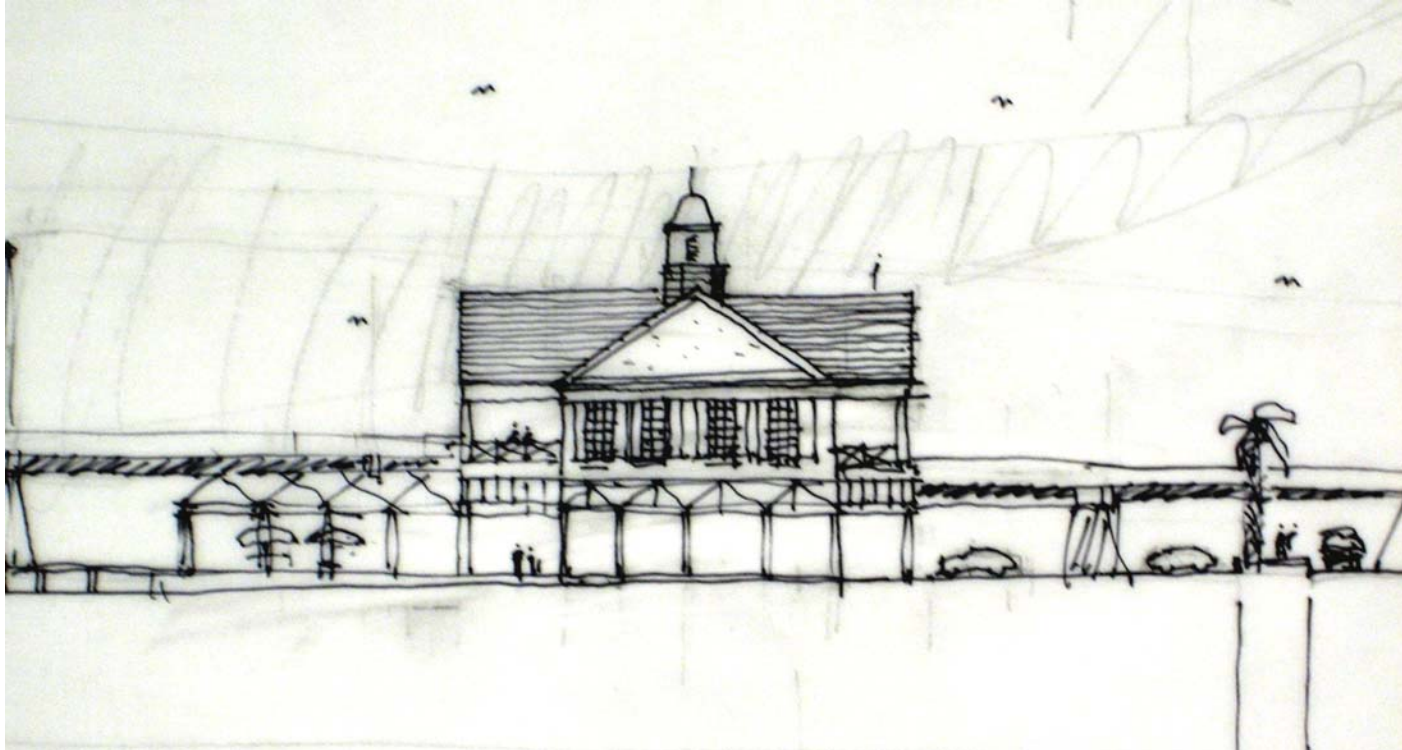
Drawing Title

Date

Name of Contact for Additional Information

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NARRATIVE:





Ocean Springs

The Harbor



Ocean Springs

Place or Topic

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Harbor

Drawing Title

Date

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NARRATIVE:



Ocean Springs

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The Harbor

Drawing Title

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NARRATIVE:



The Harbor & its Environs



Ocean Springs

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Study Sketch: Harbor

Drawing Title

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NARRATIVE:

Ocean Springs

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The Harbor

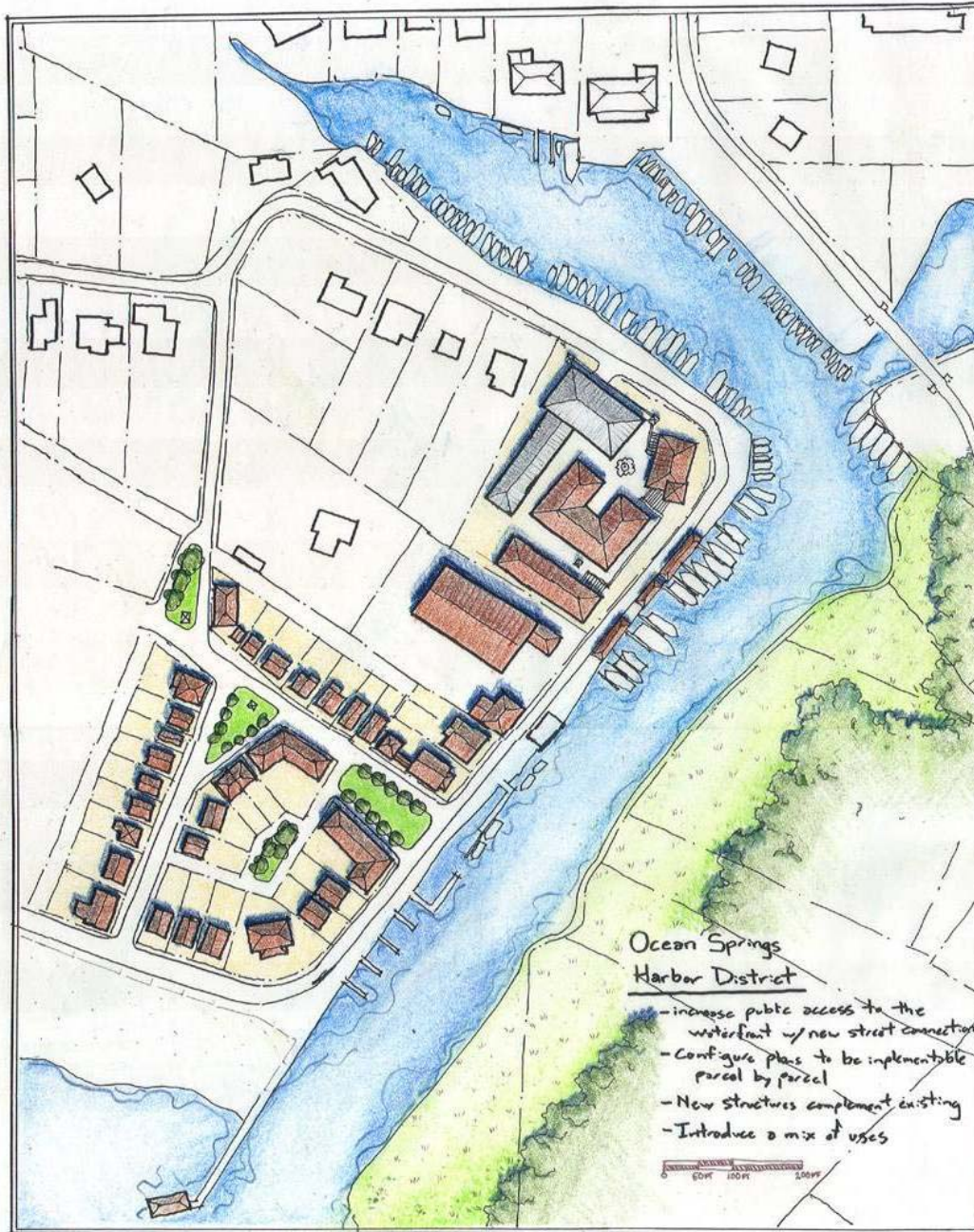
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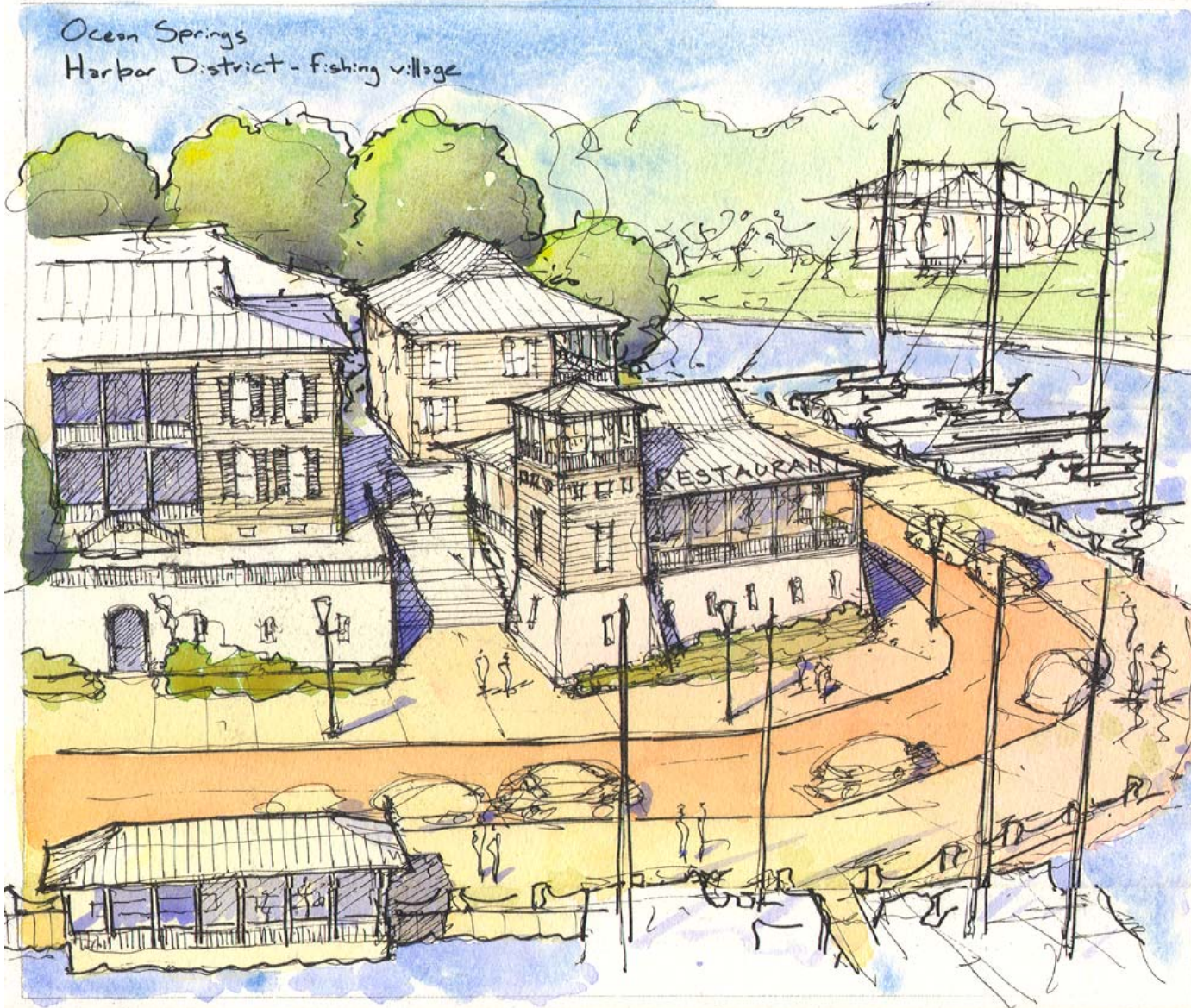
E-mail address

NARRATIVE:



The Harbor

Ocean Springs
Harbor District - fishing village



Ocean Springs

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IMPLEMENTATION THROUGH

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The Harbor

Drawing Title

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NARRATIVE:

Harbor District plan and
with boating facilities
and restaurants.

The Harbor

Ocean Springs

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The Harbor

Drawing Title

Date

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NARRATIVE:

This illustrates the "dry flood-proofing" scenario for storefronts in the A zone.

Ocean Springs

Esplanade with at-grade retail



The Harbor

Ocean Springs

Place or Topic

Ocean Springs

Esplanade with retail raised above
a layer of parking

DRAWING TYPE

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The Harbor

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NARRATIVE:

This illustrates the "wet flood-proofing" scenario with elevated storefronts.



The Harbor

Ocean Springs

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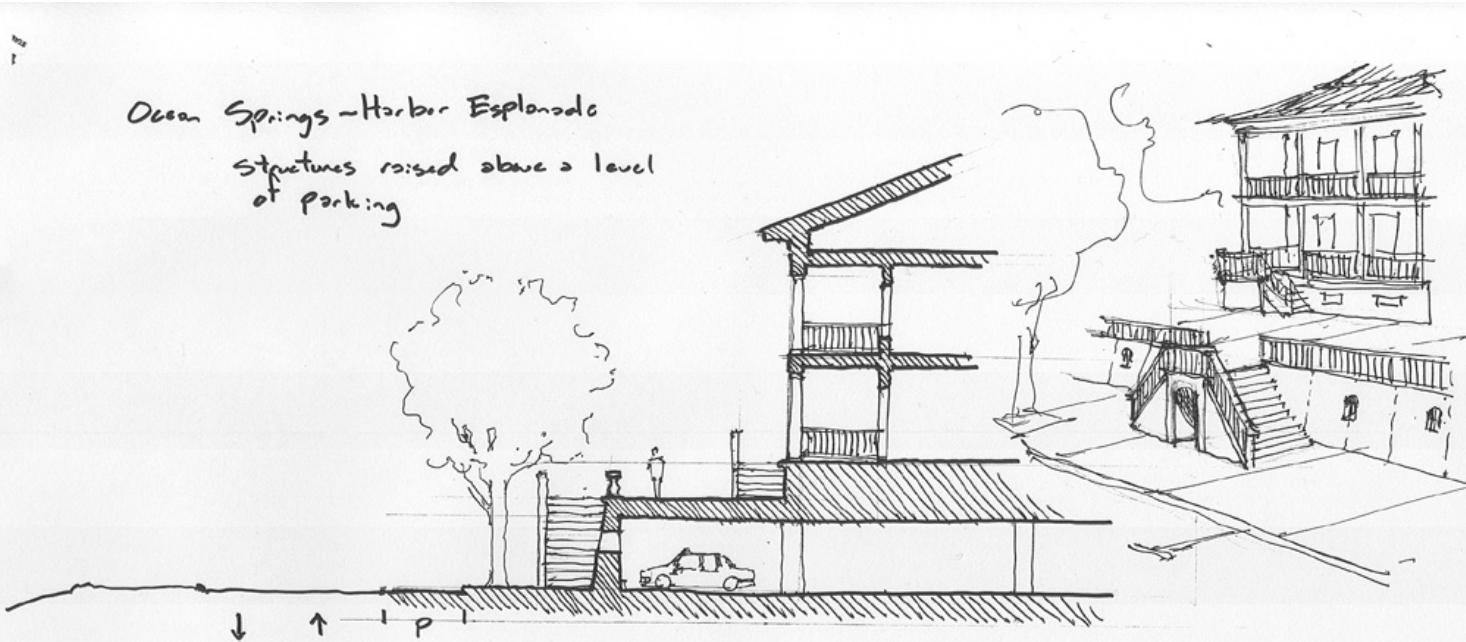
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NARRATIVE:

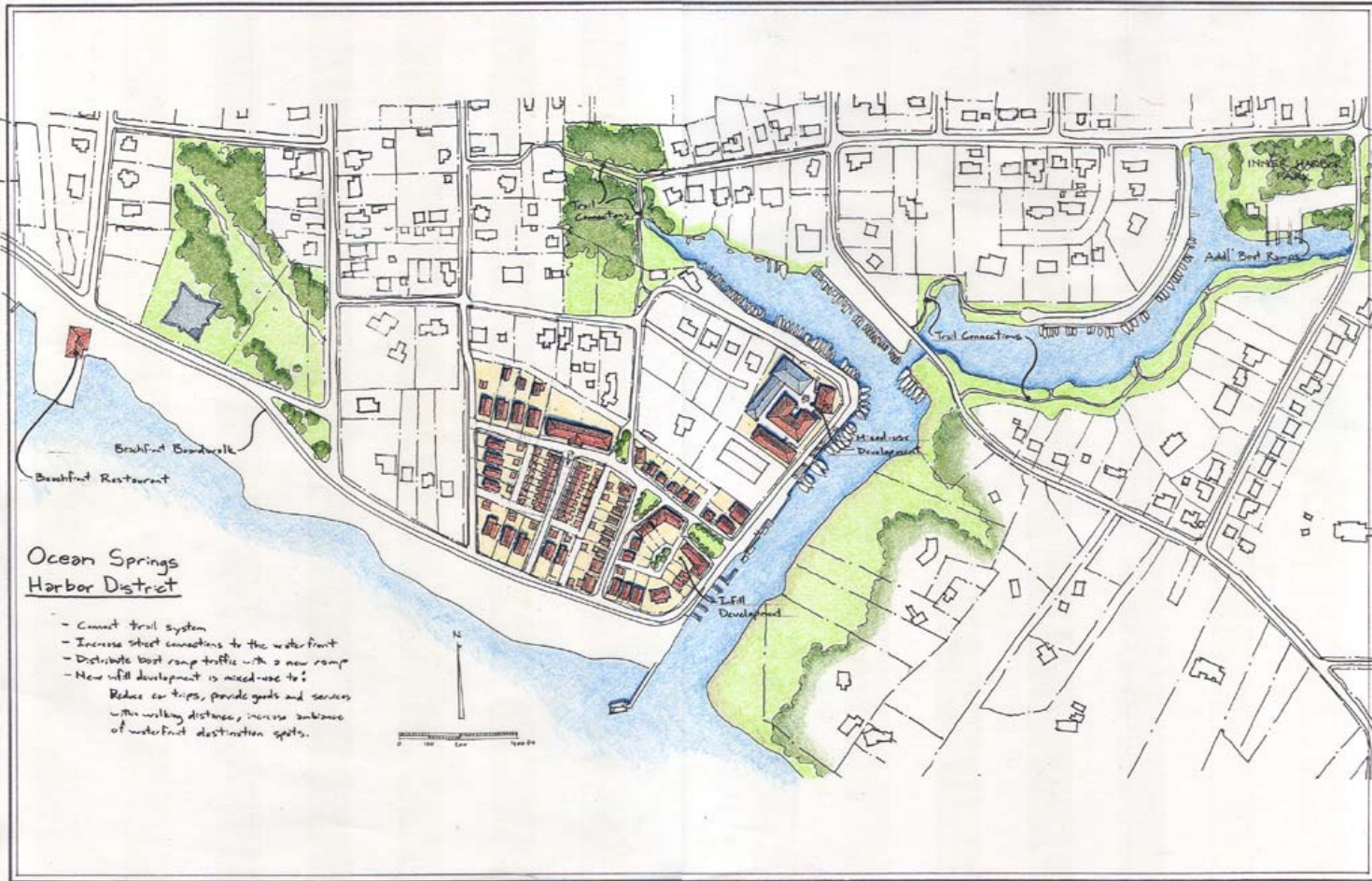
Section drawing for buildings along road leading into harbor.

Ocean Springs - Harbor Esplanade

Structures raised above a level of parking



The Harbor & its Environs



Ocean Springs Harbor District

- Connect trail system
- Increase street connections to the waterfront
- Distribute boat ramp traffic with a new ramp
- New infill development is mixed-use to:
 Reduce car trips, provide goods and services within walking distance, increase ambience of waterfront destination spots.

Ocean Springs

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The Harbor

Drawing Title

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NARRATIVE:

Plan proposal for Harbor Ward featuring infill development along coastal waterfront.



Ocean Springs

The Railroad Historic District



Ocean Springs

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URBAN SCALE

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IMPLEMENTATION THROUGH

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 Policy
 Management

Railroad District

Drawing Title

Date

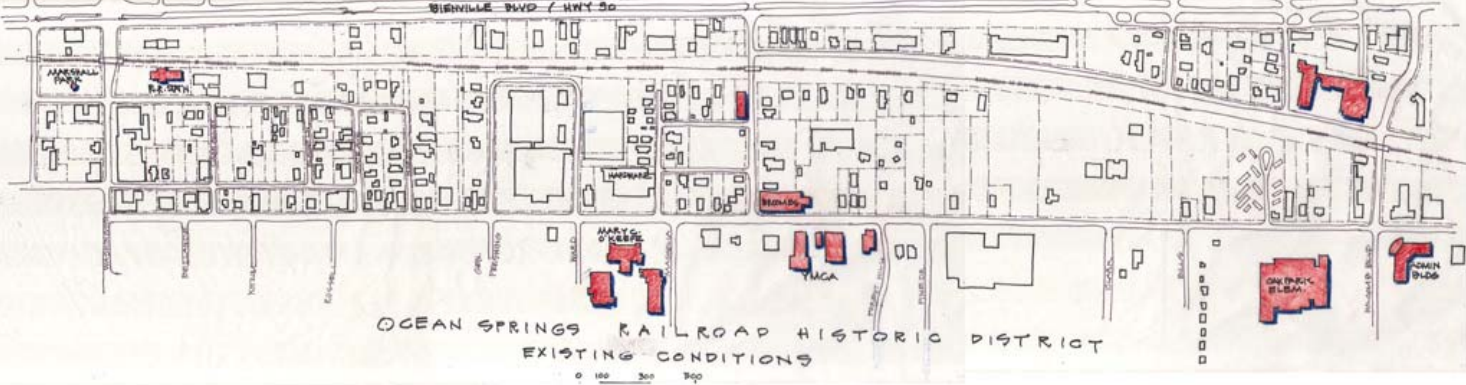
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NARRATIVE:



The Railroad Historic District



Ocean Springs

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Railroad Historic District

Drawing Title

Date

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NARRATIVE:

Before & After

The Railroad Historic District

Ocean Springs

Place or Topic

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URBAN SCALE
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IMPLEMENTATION THROUGH
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Transit Greenway concept

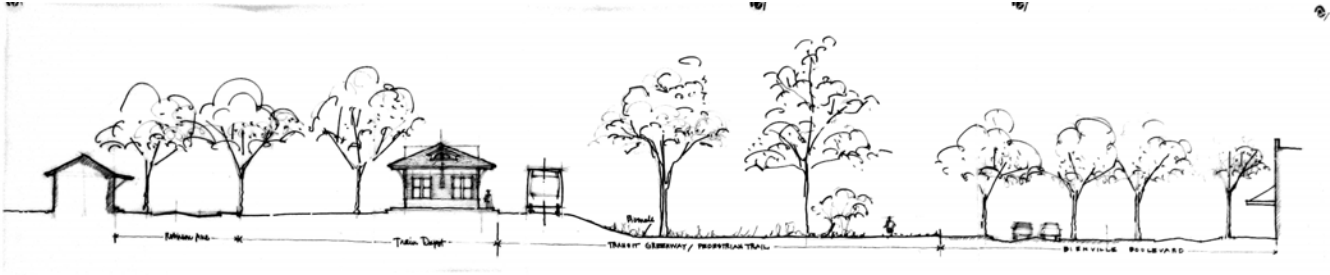
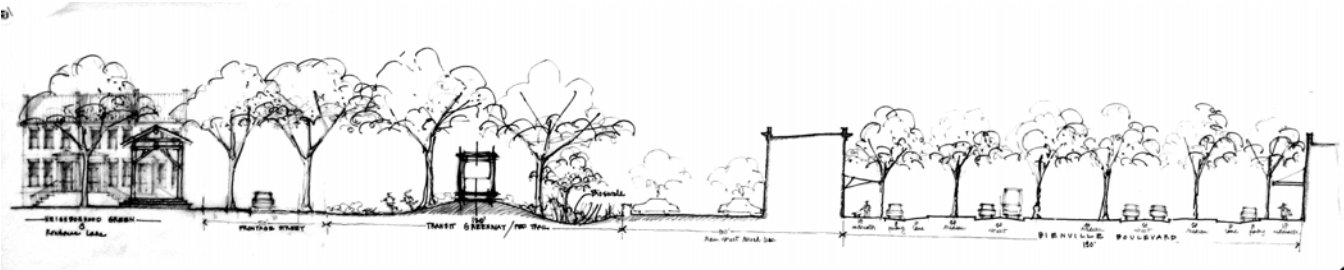
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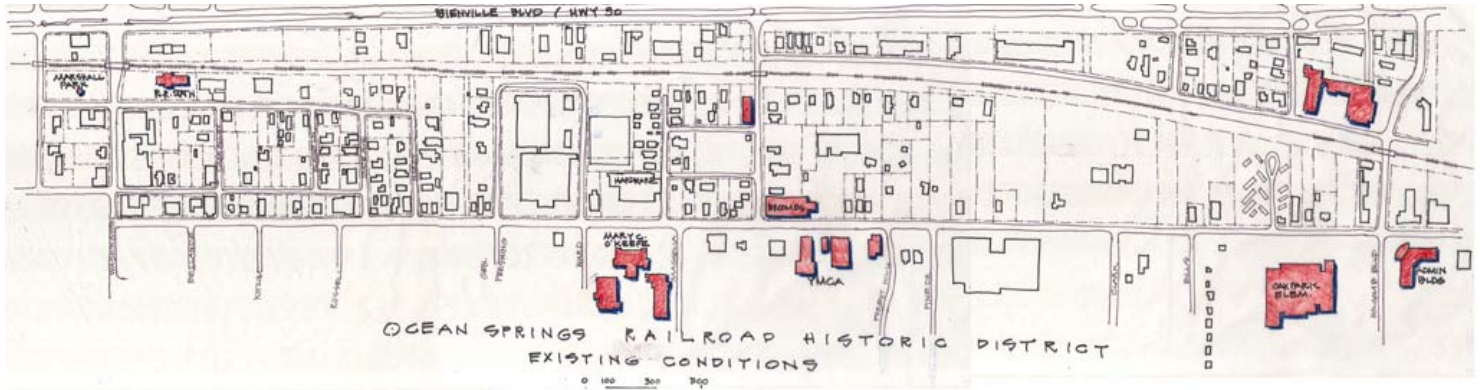
Name of Contact for Additional Information

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NARRATIVE:



The Railroad Historic District



Ocean Springs

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IMPLEMENTATION THROUGH

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Railroad Historic District

Drawing Title

Date

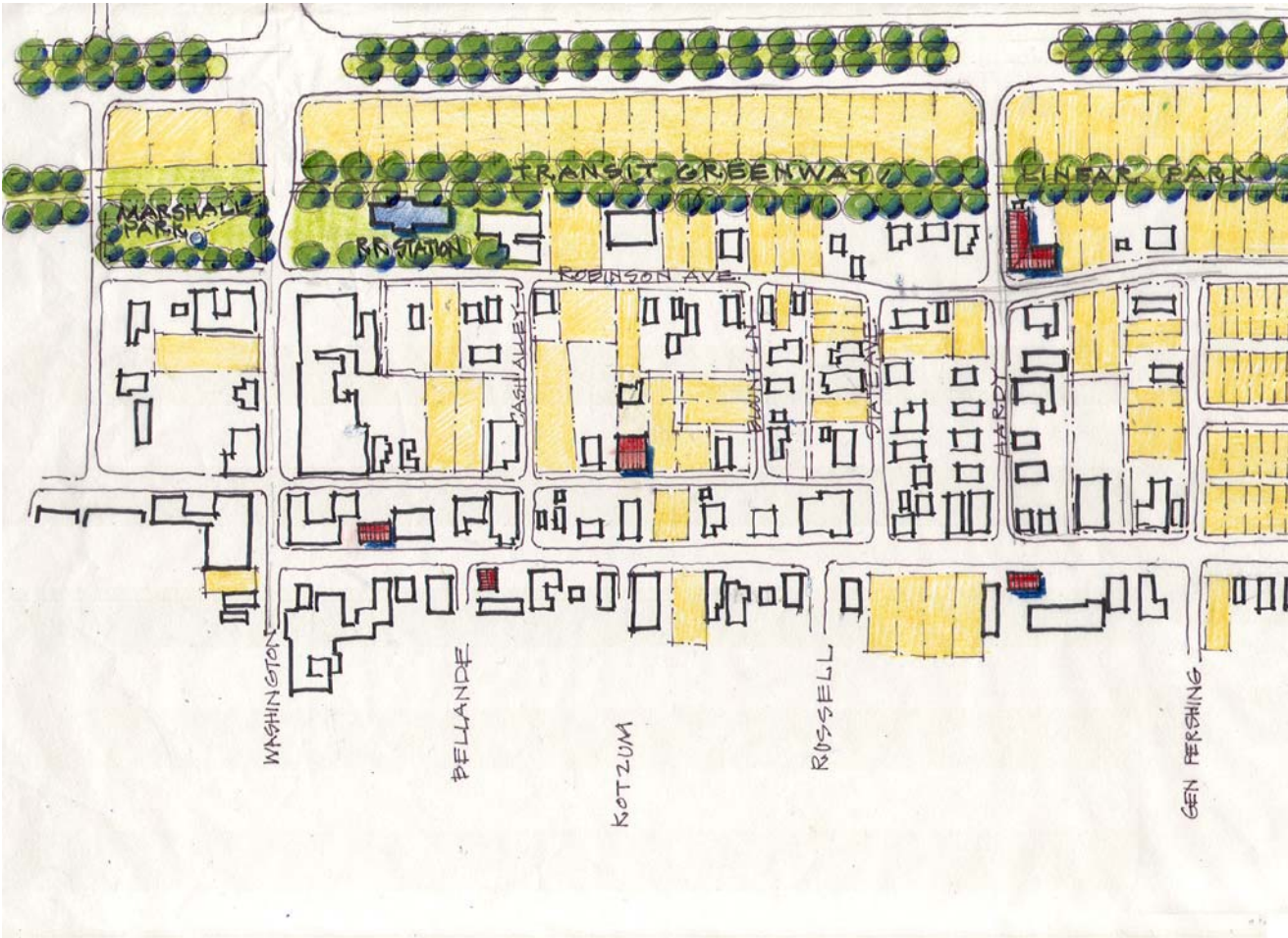
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NARRATIVE:

Before & After

The Railroad Historic District



Ocean Springs

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Railroad Historic District

Drawing Title

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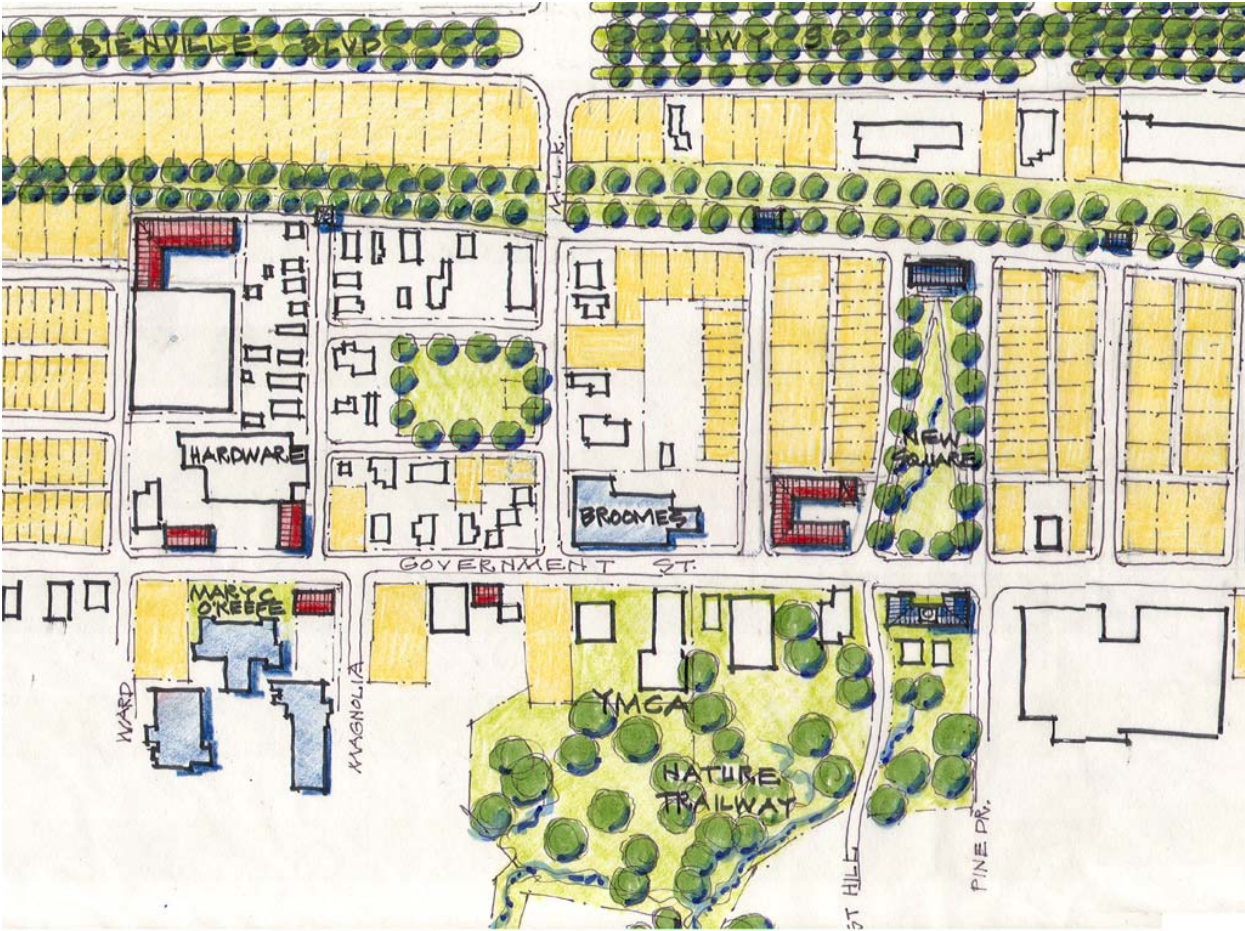
Name of Contact for Additional Information

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NARRATIVE:

Western end, adjacent to depot and Washington Avenue

The Railroad Historic District



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IMPLEMENTATION THROUGH
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Railroad Historic District

Drawing Title

Date

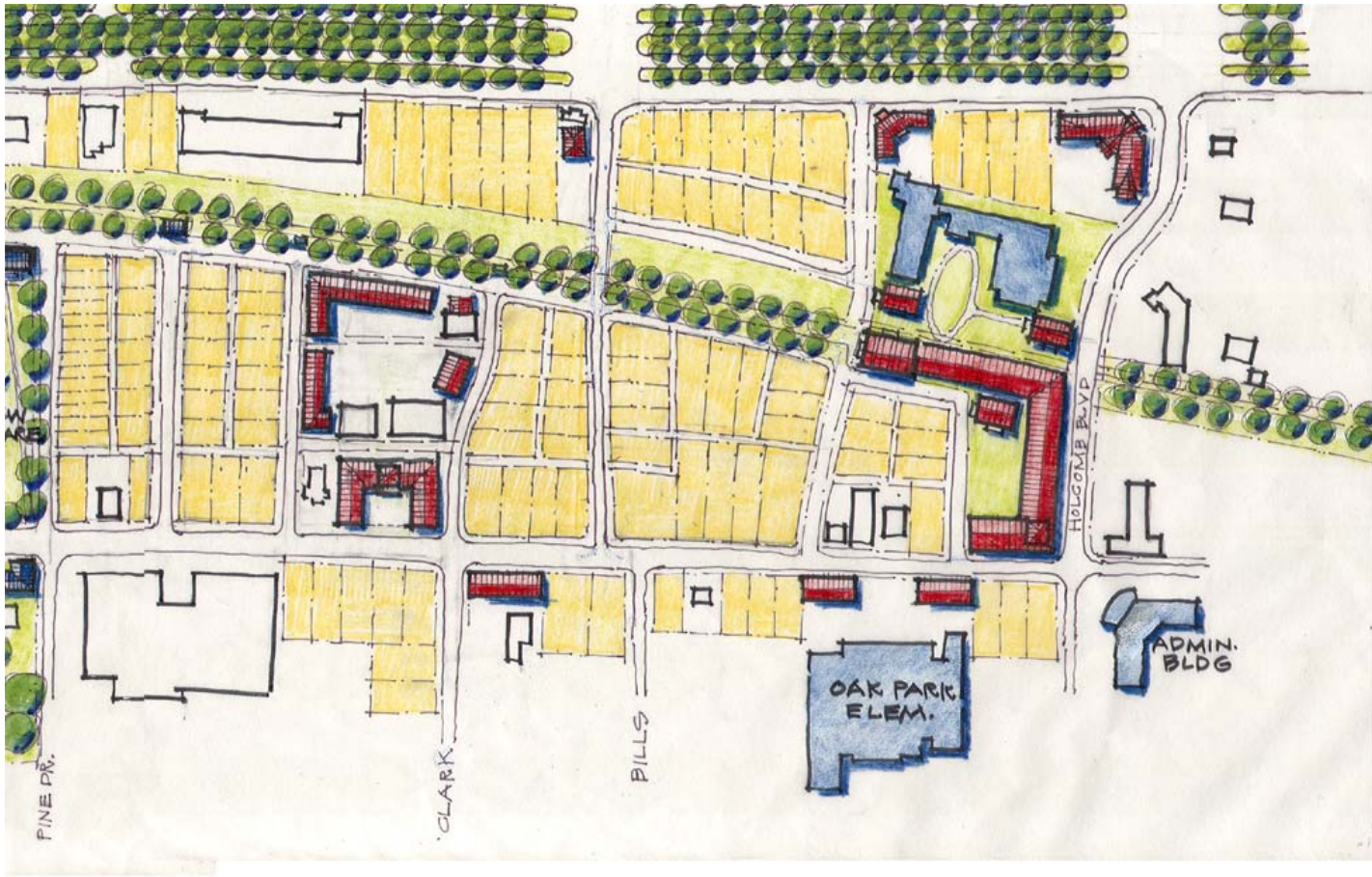
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NARRATIVE:

Central portion, around Broomes and MLK; new square and surrounding redevelopment.

The Railroad Historic District



Ocean Springs

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 Design
 Policy
 Management

Railroad Historic District

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:

Eastern end, adjacent to Holcomb Blvd; illustrating mixed-income, mixed-density, mixed-use infill development.



Ocean Springs

Bienville Boulevard



Ocean Springs

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 - Policy
 - Management

Hospital District

Drawing Title _____

Date _____

Name of Contact for Additional Information _____

E-mail address _____

NARRATIVE:

Bienville Boulevard



Ocean Springs

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Hospital District & Environs

Drawing Title

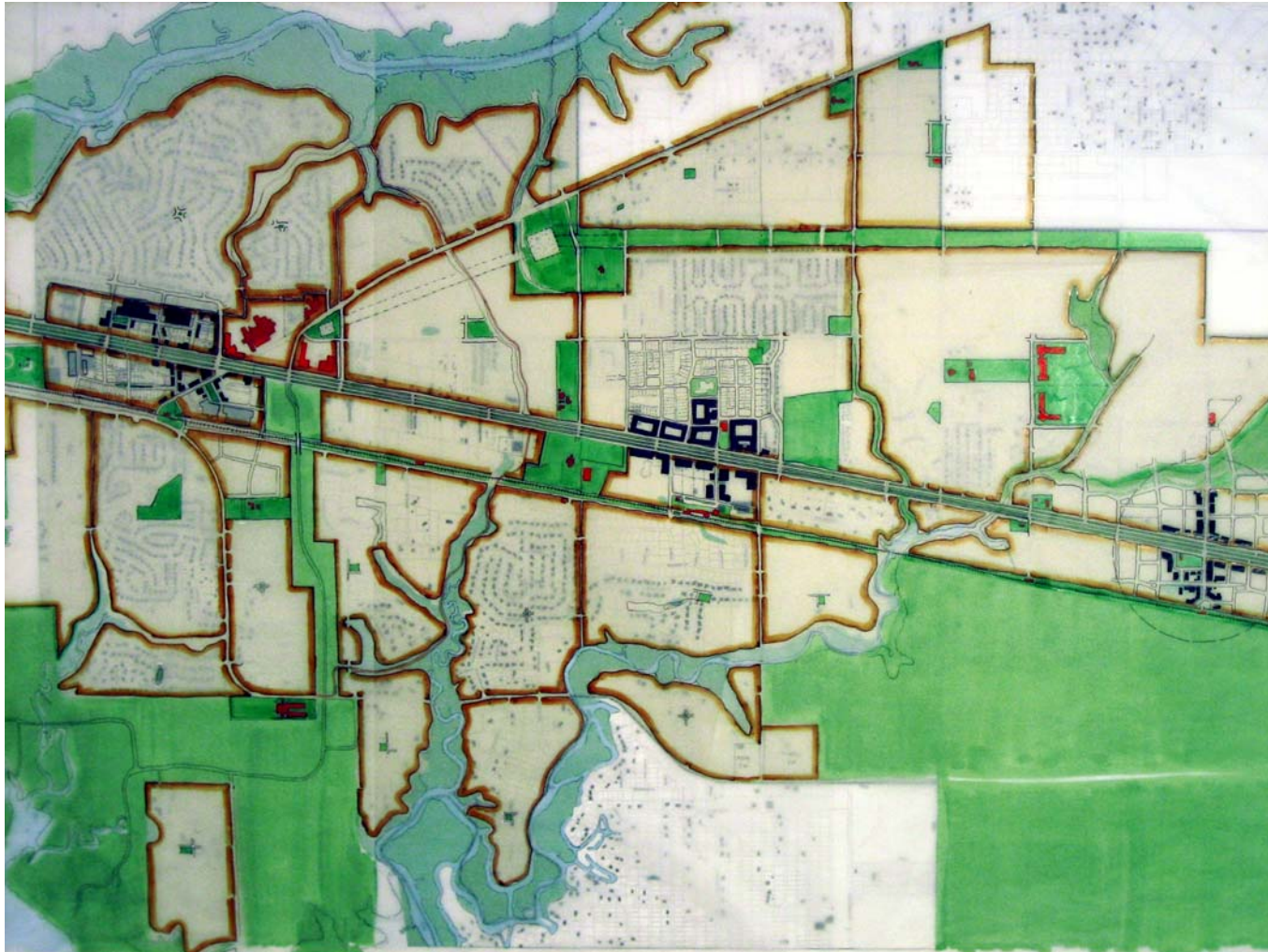
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NARRATIVE:

Bienville Boulevard



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Future TOD at today's Wal-Mart

Drawing Title

Date

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Above Wal-Mart

Drawing Title

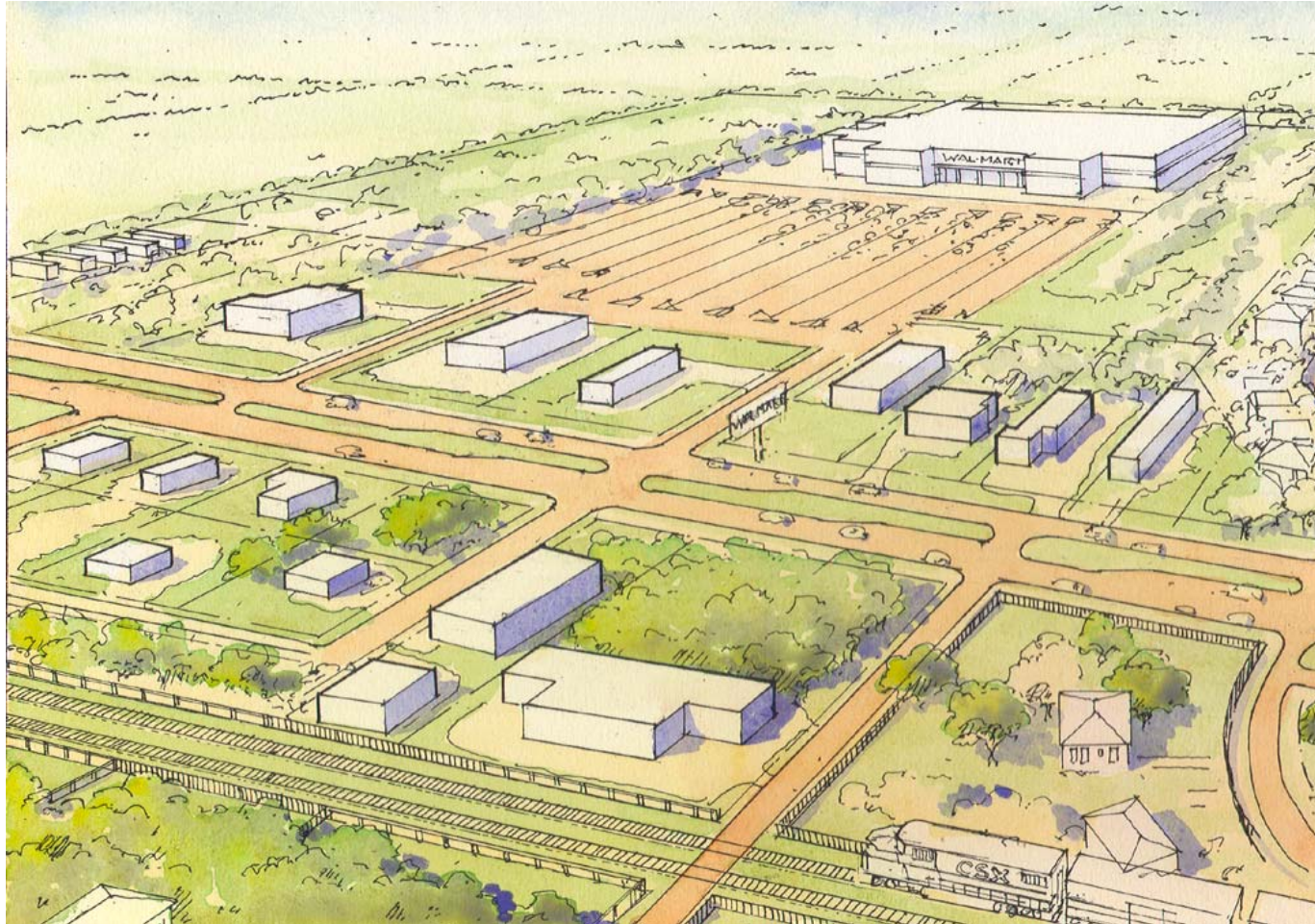
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NARRATIVE:

Bienville Boulevard



Ocean Springs

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IMPLEMENTATION THROUGH

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- Management

Bienville Blvd today

Drawing Title

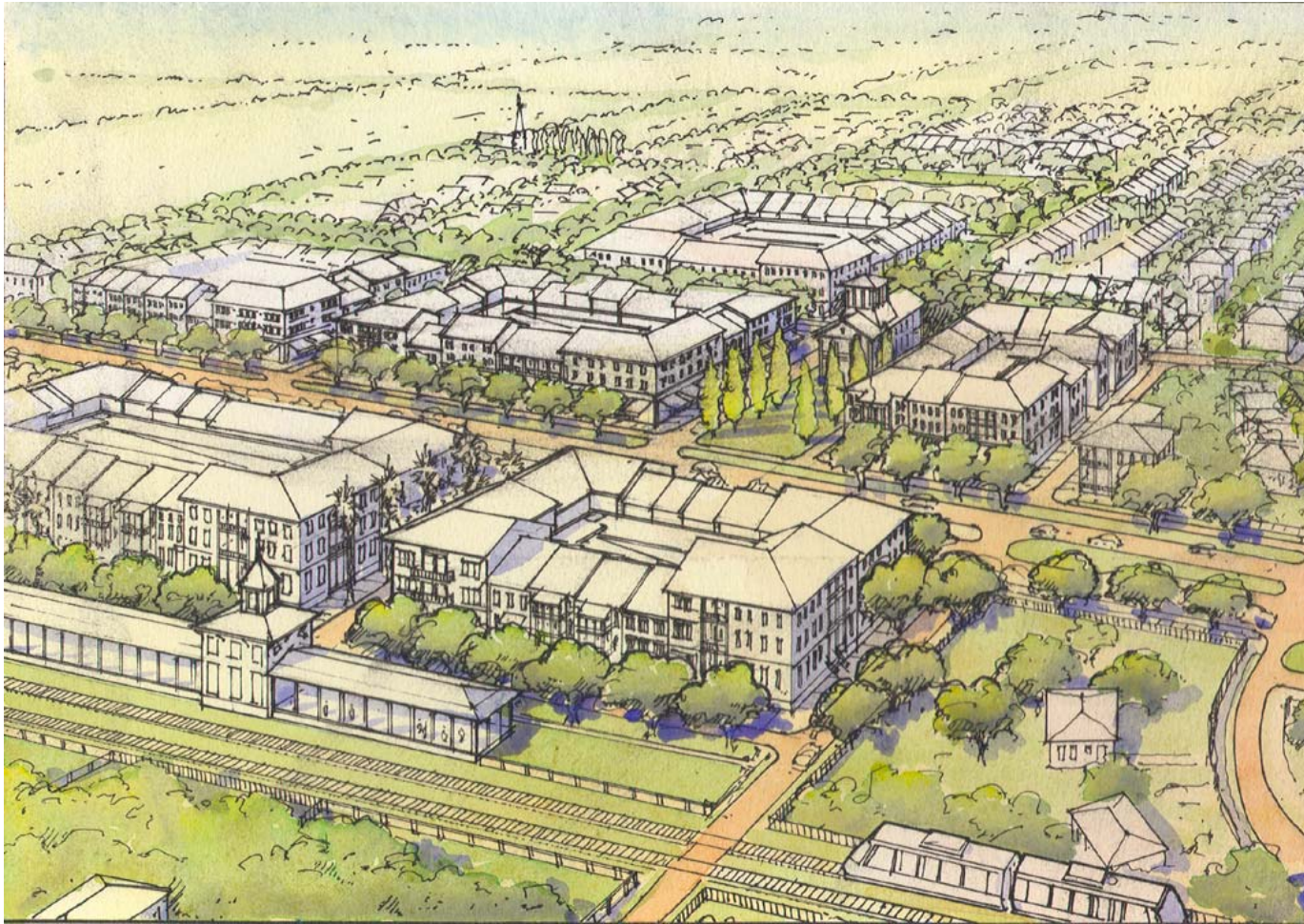
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NARRATIVE:

Bienville Boulevard



Ocean Springs

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URBAN SCALE

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IMPLEMENTATION THROUGH

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Bienville Blvd in the next generation

Drawing Title

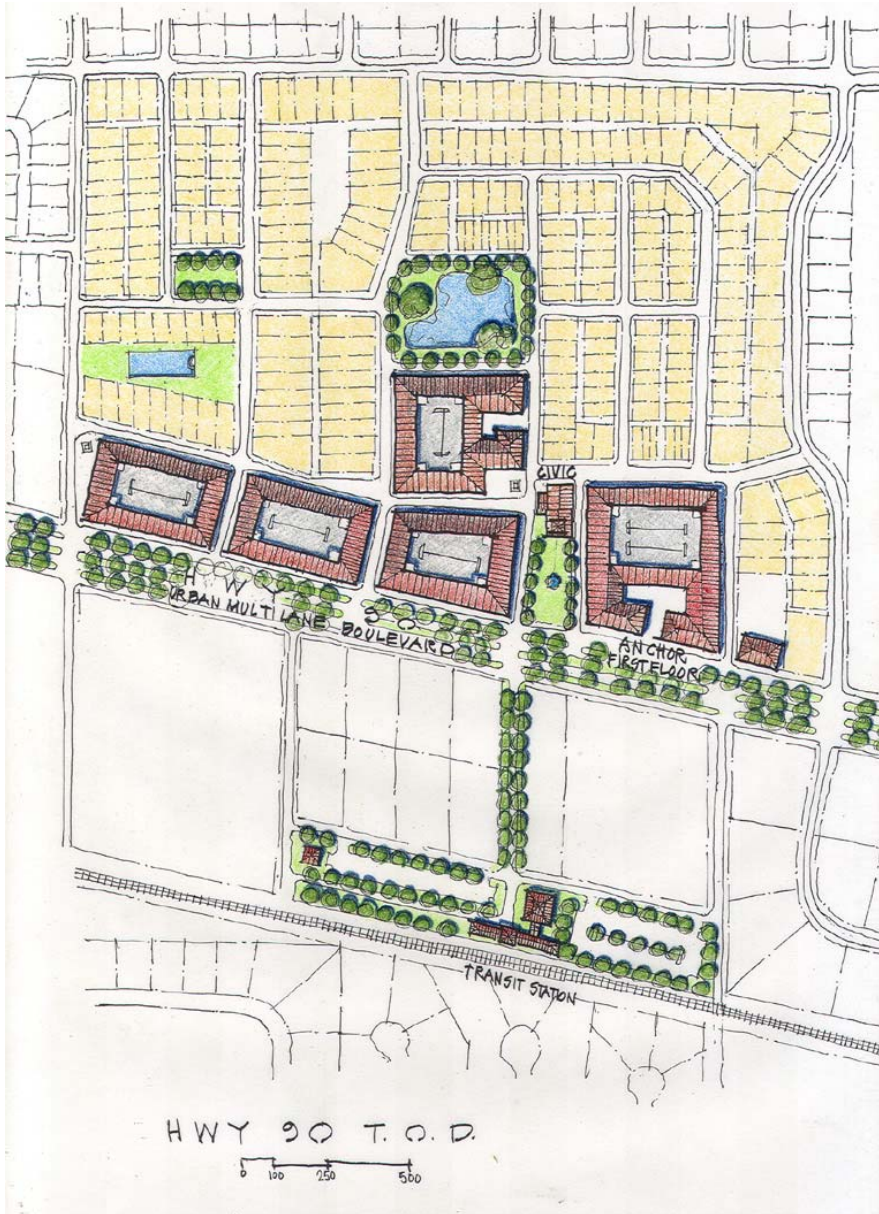
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Name of Contact for Additional Information

E-mail address

NARRATIVE:

Bienville Boulevard



Ocean Springs

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

- Street, Blocks, Building
- Neighborhood, District, Corridor
- Region

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Bienville Blvd in the next generation

Drawing Title

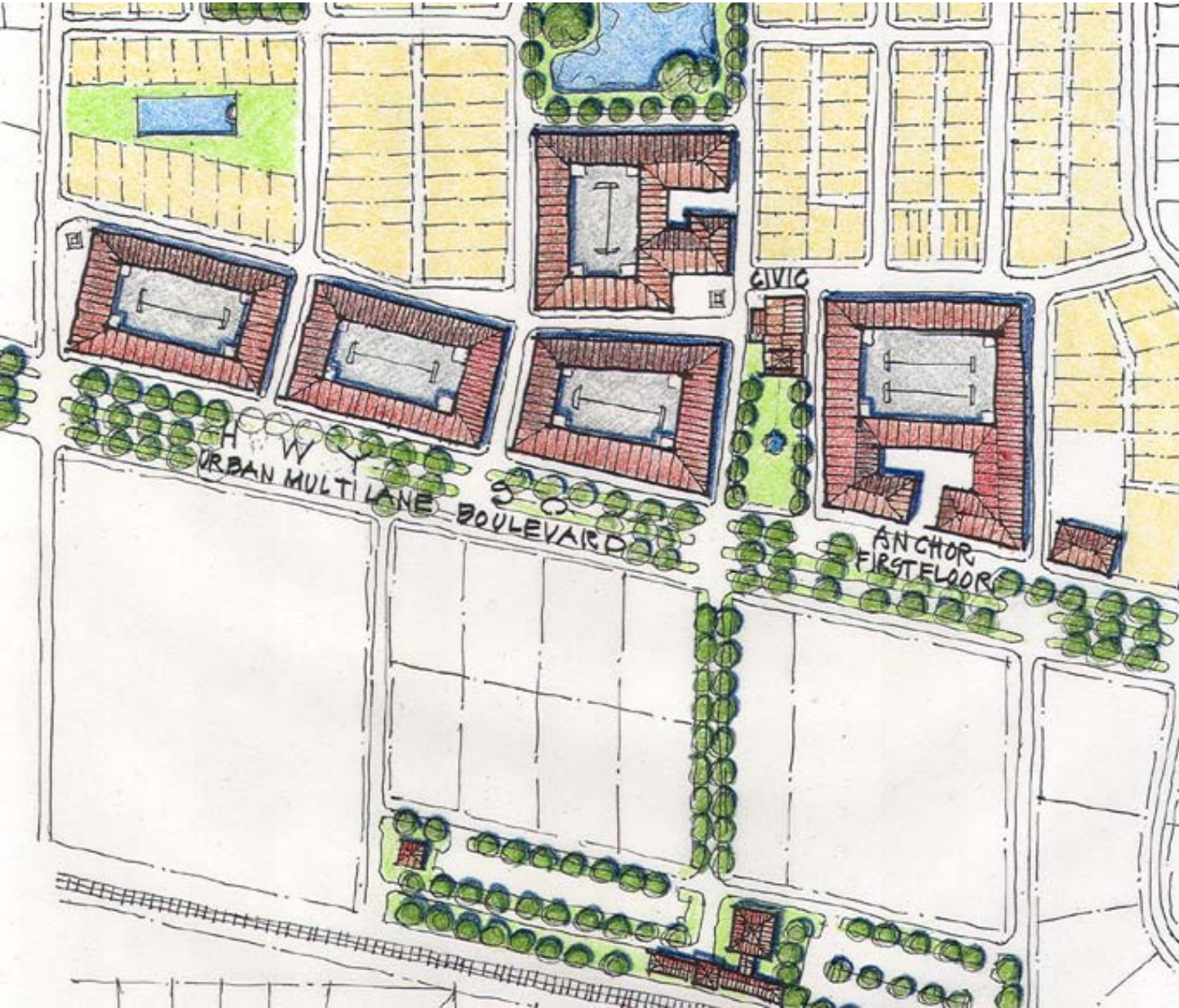
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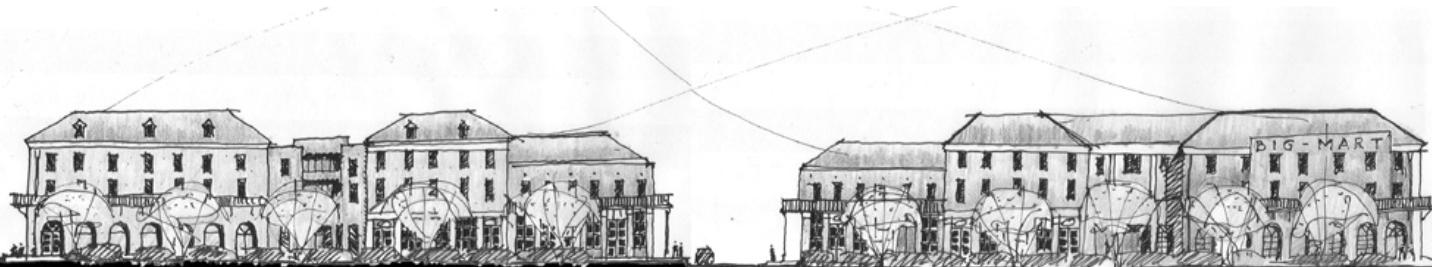
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NARRATIVE:

Large-format anchor stores can still be accommodated, within the structure of blocks and streets

Bienville Boulevard



Ocean Springs

Place or Topic

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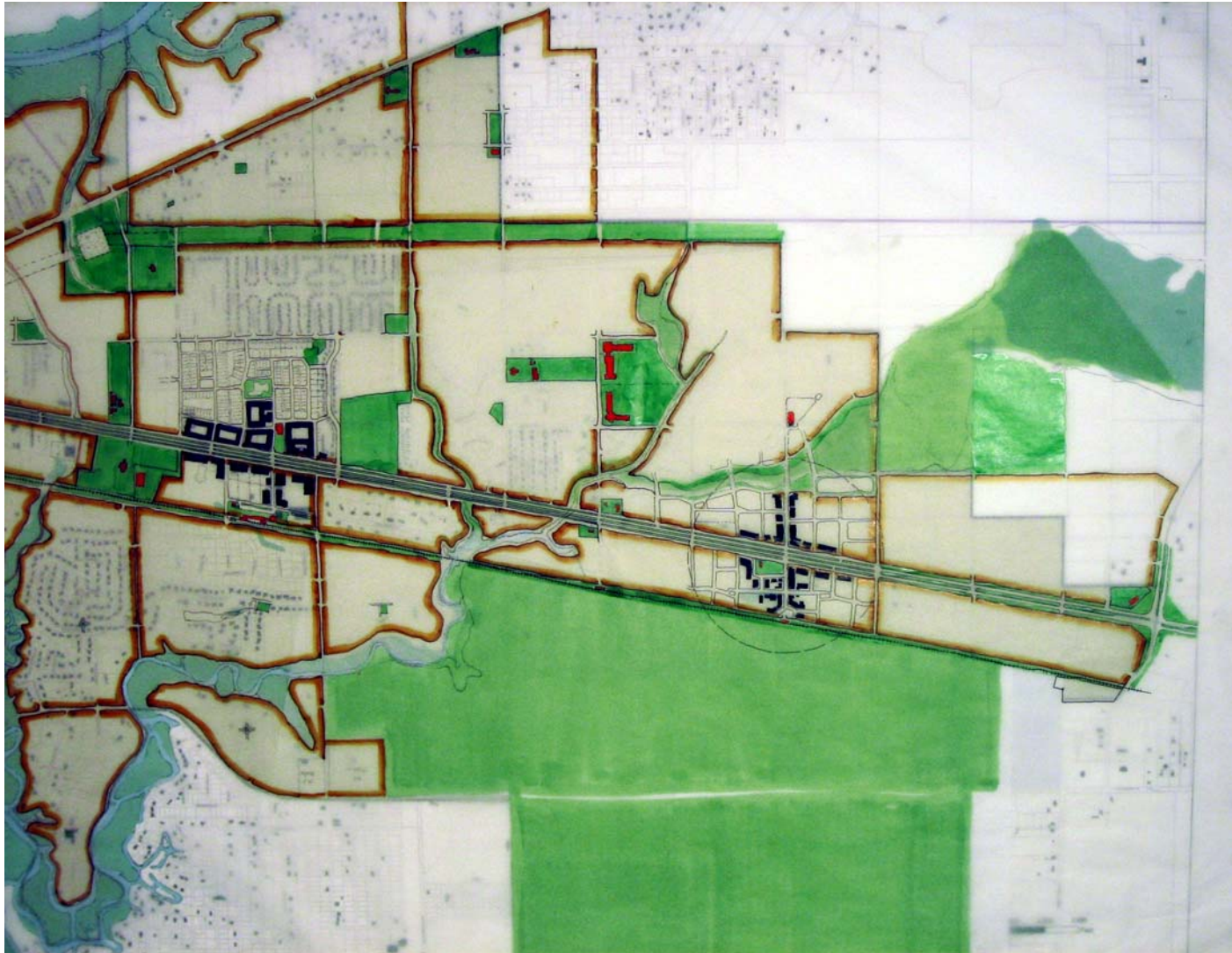
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New Growth

Drawing Title

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NARRATIVE:

New growth takes the form of traditional neighborhood developments, with conscious protection of wetlands and other special environments, plus transit-oriented development. This sketch was based directly on a block study of Old Ocean Springs.

Bienville Boulevard



Ocean Springs

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Ocean Springs

Strategic Actions: Design, Policy, & Management



Ocean Springs

Design

Adopt a City of Neighborhoods framework:

1. Use the historic Old Ocean Springs development patterns for new growth areas in eastern and northern corridors.
2. Build & maintain walkable, bike-able, interconnected streets citywide.
3. Reserve special sites for civic buildings and community landmarks in each neighborhood.
4. Reinforce a community-wide pattern of human-scaled neighborhood schools, located within short (preferably walkable) travel distances of each neighborhood.
5. Continue to protect and enhance historic Old Ocean Springs and its environs.

Ocean Springs

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NARRATIVE:

Adopt specific design plans for new development in special places, including:

1. Ocean Springs Harbor;
2. Ferry Landing District;
3. Railroad Historic District;
4. Ocean Springs Hospital;
5. Transit-Oriented Developments:
 - East End main street area;
 - along Bienville Boulevard;
6. Berlin property (“100 Acre Wood”).

Place Name: Ocean Springs

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NARRATIVE:

Promote incremental infill in existing neighborhoods, particularly the close-in neighborhoods near Old Ocean Springs:

1. Identify vacant and underutilized land within town growth areas; promote these development opportunities to developers who specialize in traditional neighborhood development.
2. Pre-approve building designs that support the community character—make it easy to develop the right thing.
3. Support mixed-use development with public parking, shared parking, and all available incentives.

Ocean Springs

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NARRATIVE:

Evolve the Highway 90 “strip” into a mature urban boulevard:

1. Require street-oriented buildings, with no blank walls facing the boulevard.
2. Focus mixed-use development around future transit stops. Form transit-ready locations by coupling employment centers (such as the hospital) with new housing, supportive retail, and entertainment.
3. Establish a pattern of parallel local roads and multiple points of interconnection, to conserve capacity on Highway 90.
4. Convert the highway-and-frontage road pattern to a classic urban multi-way boulevard, with tree lines, slow lanes, and parking. Alternatively, reconfigure Highway 90 with fewer lanes, more trees, and restored onstreet parking.

Ocean Springs

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NARRATIVE:

Adopt a Green City framework:

1. Preserve, extend and connect green edges, bayou & marsh fingers, and parklands.
2. Establish small, carefully located, highly-maintained squares as neighborhood centers.

Ocean Springs

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NARRATIVE:



Ocean Springs

Policy

Overhaul the land development regulations:

1. Employ a “form-based code” approach
(see www.formbasedcodes.org).

2. Alter policies that do not support design goals in the
community vision (e.g. lot sizes, building heights, density,
prohibitions on mixed uses, setbacks, parking requirements,
etc.).

3. Establish standard practices for development in key
growth areas and pre-approve projects following the
standards.

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NARRATIVE:

Ensure affordable housing & affordable commerce:

1. Small businesses following standards and guidelines established by the City should be pre-approved.
2. Encourage compact development (higher density), live/work combinations, and residential above retail.
3. Permit accessory dwelling units and accessory offices citywide.
4. Introduce classic rowhouses to the housing mix, enabling single-family attached homes to complement the predominant detached homes.

Ocean Springs

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NARRATIVE:

Create a “park-once environment”:

Cluster complementary uses on pedestrian friendly streets to support walkable commerce and reduce demand for motoring.

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NARRATIVE:

Cultivate continuous, design-focused public participation:

Develop detailed plans for special places using the “charrette” method.

Require planning consultants to conduct events according to standards set forth by the National Charrette Institute (see www.charretteinstitute.org)



Ocean Springs

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NARRATIVE:



Ocean Springs

Management

Provide leadership training:

Send elected officials, planning commissioners, local developers, designers and city staff to educational events on the subjects of:

Public Participation

(www.charretteinstitute.org);

New Urbanism (www.cnu.org);

Form-Based Codes (FBCI,

www.formbasedcodes.org);

Green Building (www.usgbc.org) and

Livable Streets (Seaside Institute,

www.seasideinstitute.org).

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NARRATIVE:

Provide staffing to implement the plan:

Create a Town Architect or Supervising Designer position within the City, to work with applicants on refining designs to comply with the form-based code and the plan vision.

Create a City Arborist position, responsible for the city's historic and new tree canopy, and empower this person to supervise the ongoing design and maintenance of the street tree network.

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