

MOSS POINT REBUILDING & RENEWAL

A Report from the Mississippi Renewal Forum



THE MISSISSIPPI RENEWAL FORUM

UNDERSTANDING THE CITY

VISION & DIRECTION

PROPOSALS

MOVING FORWARD

THE MISSISSIPPI RENEWAL FORUM



*“Out of this terrible tragedy, beyond all imagination,
comes our opportunity, and I beg you not to let
Mississippi miss it. All of us are responsible.
I’m determined we will not fail to
seize this opportunity.”*

–Governor Haley Barbour in a speech
before a special session of the state legislature,
September 27, 2005.

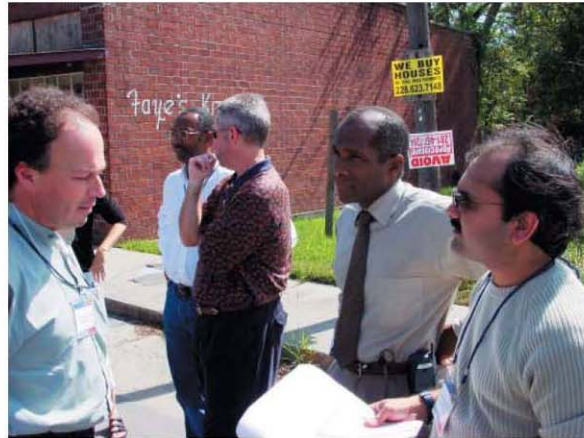
THE MISSISSIPPI RENEWAL FORUM



Over 7 days, officials from 11 cities worked with 100 national professionals and 120 local planners and architects to prepare renewal and rebuilding plans.

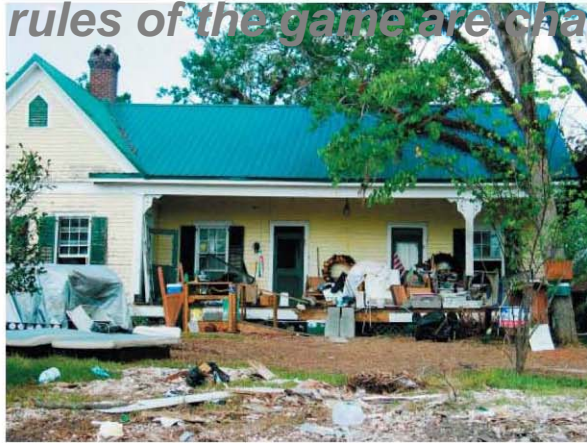
Organizers—The Governors Commission on Recovery, Rebuilding & Renewal and the Congress for New Urbansim

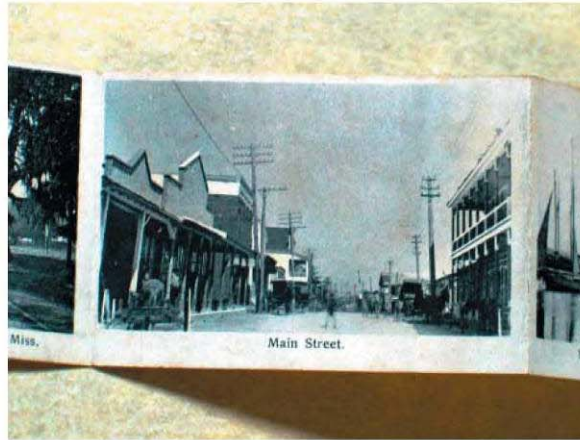
Funders—The Knight Foundation, Jim Barksdale, & In-Kind Services (no public funds)



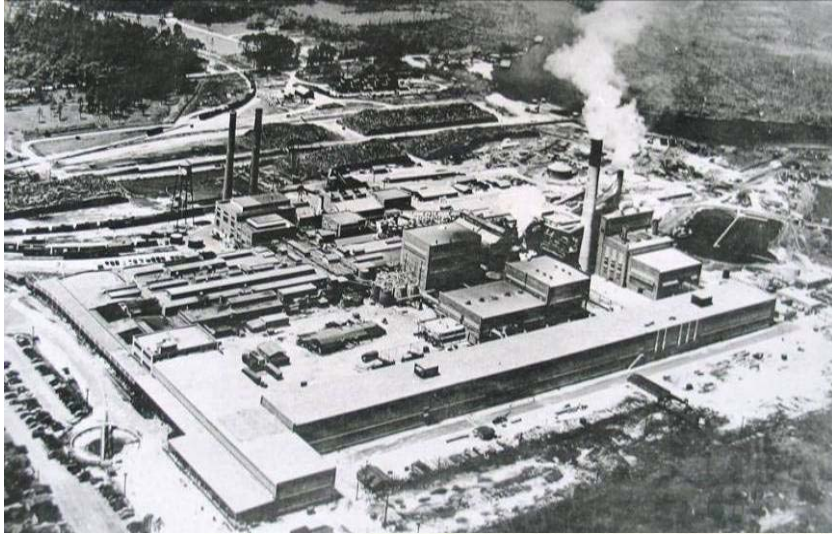
UNDERSTANDING MOSS POINT

Planning in the post-Katrina environment. Most of the city's residents escaped catastrophic damage but flooding was significant and widespread, and the rules of the game are changing fast.

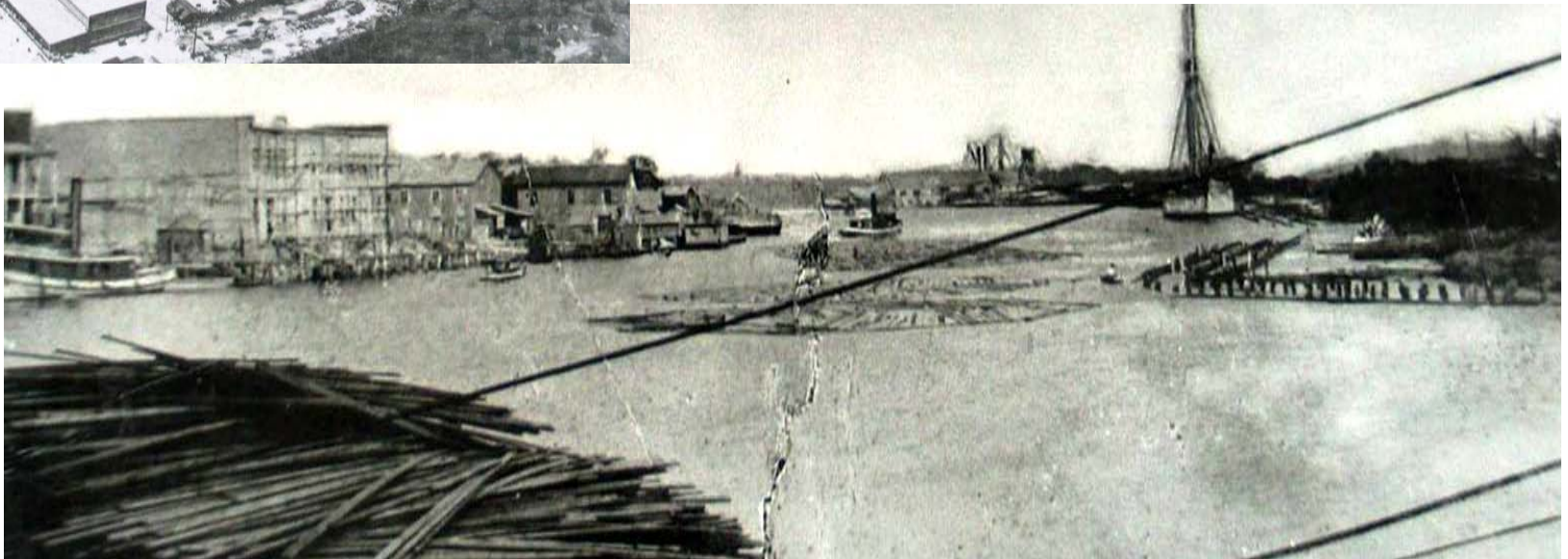




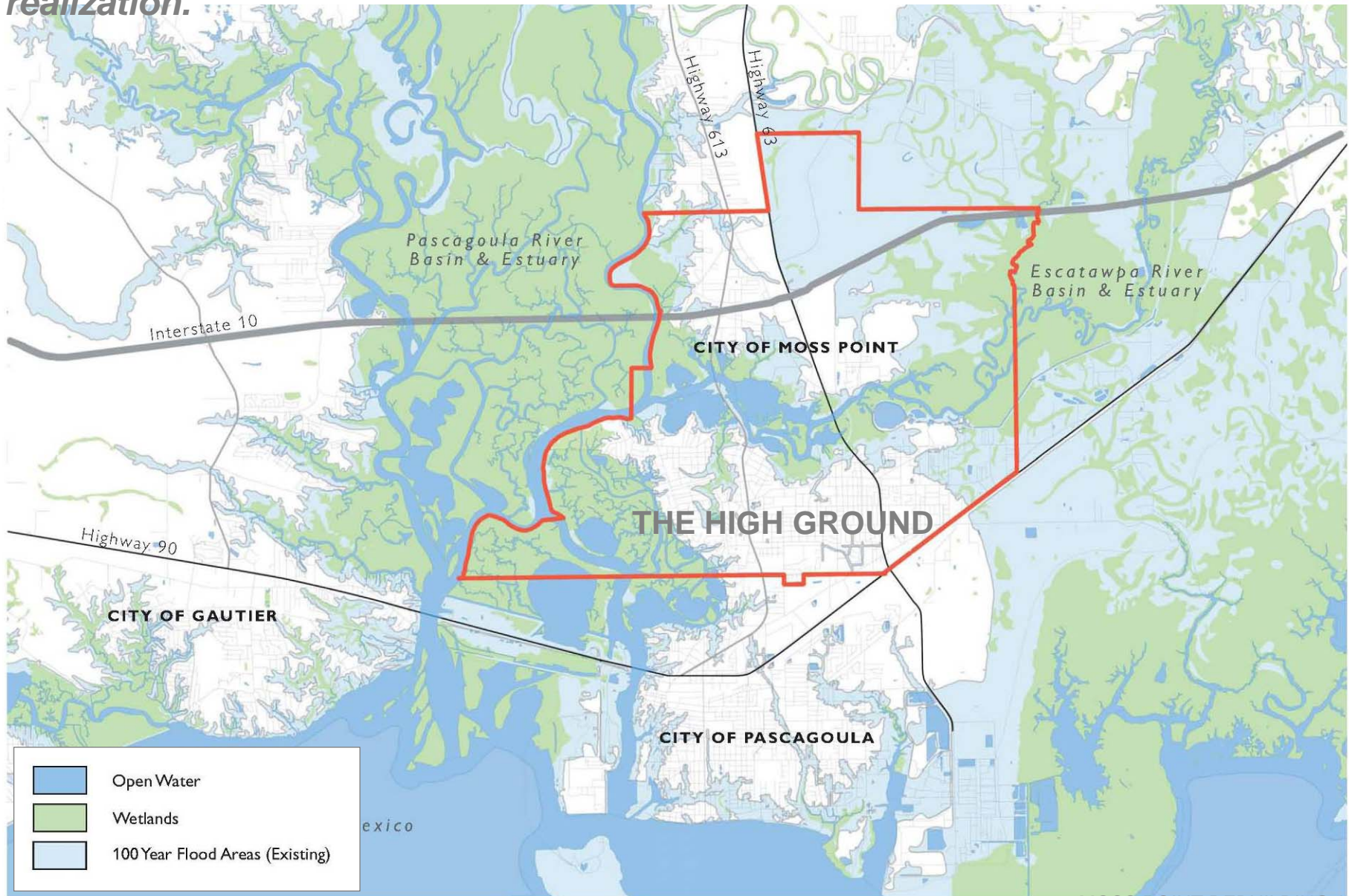
Images from the city's past provided inspiration to the planning team.



In the post-industrial future, the city's competitiveness will be shaped by its ability to retain and attract talent, improve place quality, offer amenities, and adopt an entrepreneurial style of governance.



Leveraging natural and locational assets is fundamental to the plan's realization.



VISION & DIRECTION



A BRIGHT FUTURE

... a city on the mend, ready to leverage assets, tackle problems, and emerge from Katrina's wake a more livable, beautiful, just, and sustainable community.

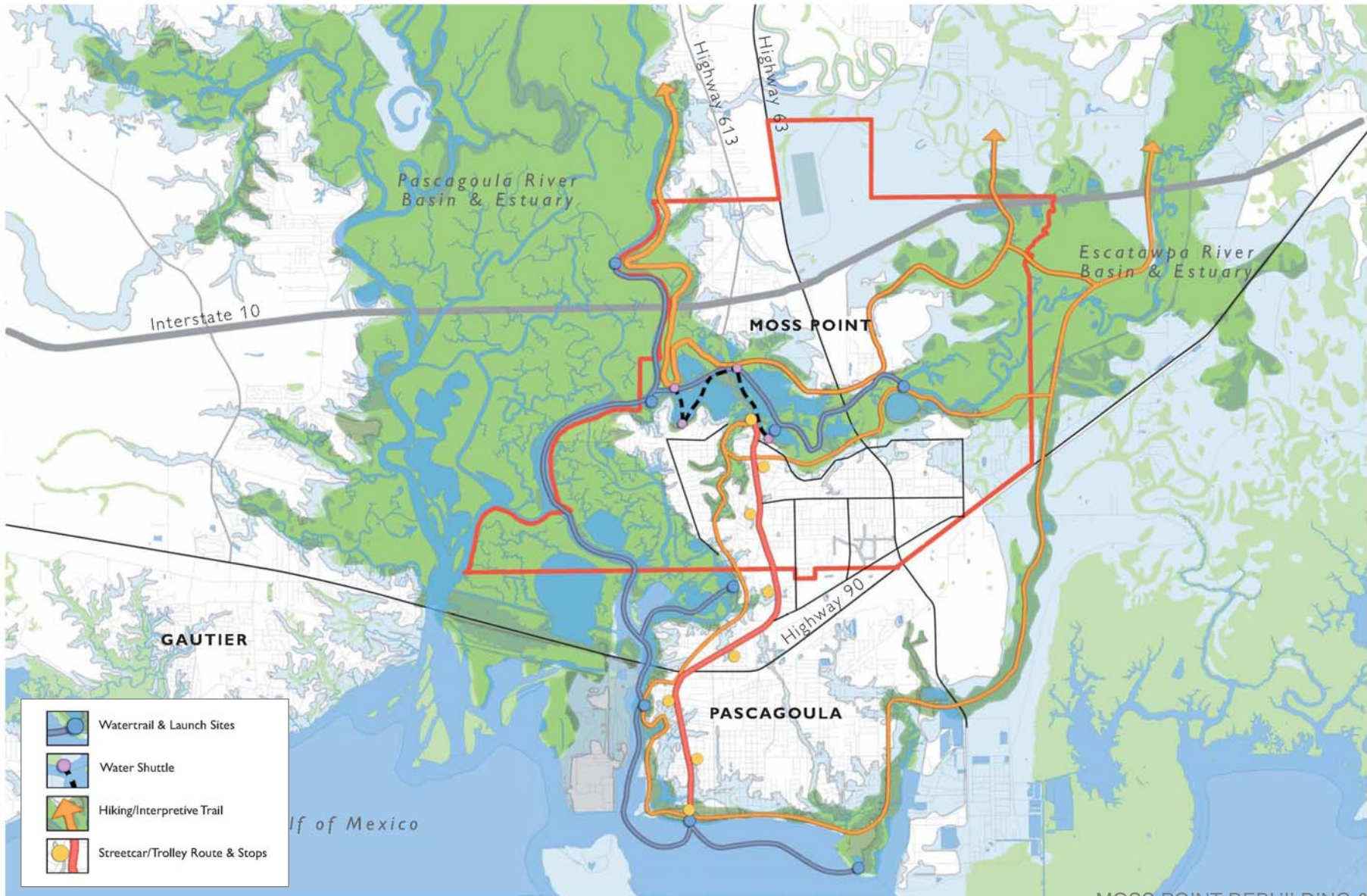


A NEW DIRECTION

... the plan defines the logical next steps in the city's efforts to capitalize on the riverfront, revitalize downtown, stabilize neighborhoods, and attract sustainable forms of development and investment.

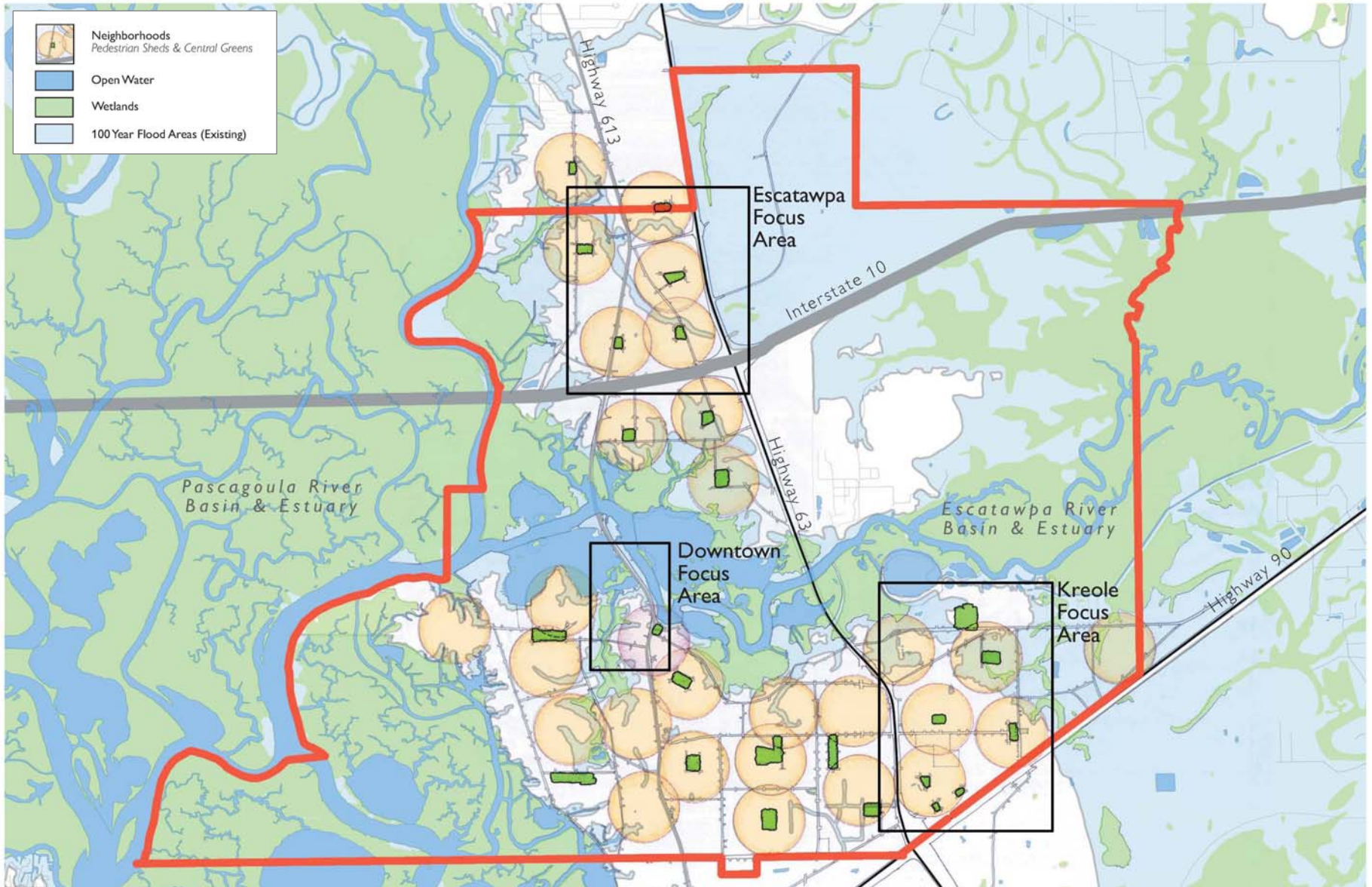
PROPOSALS

REGIONAL CONNECTIONS



PROPOSALS

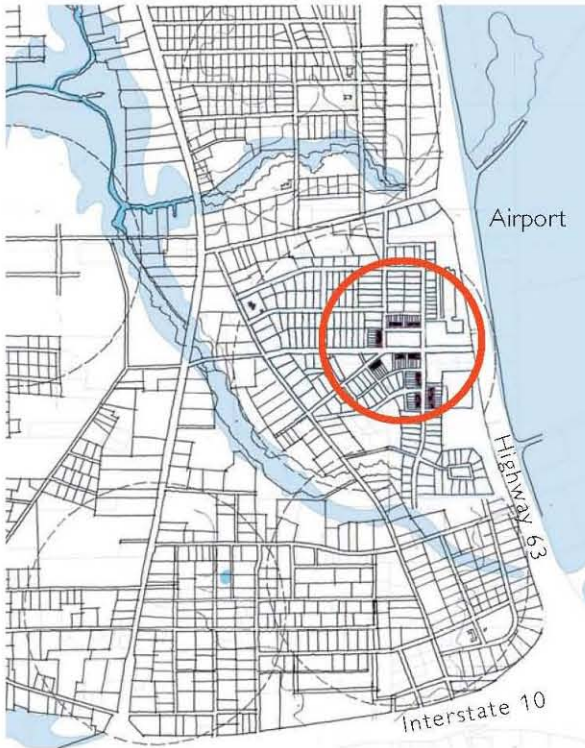
LIVABLE NEIGHBORHOODS



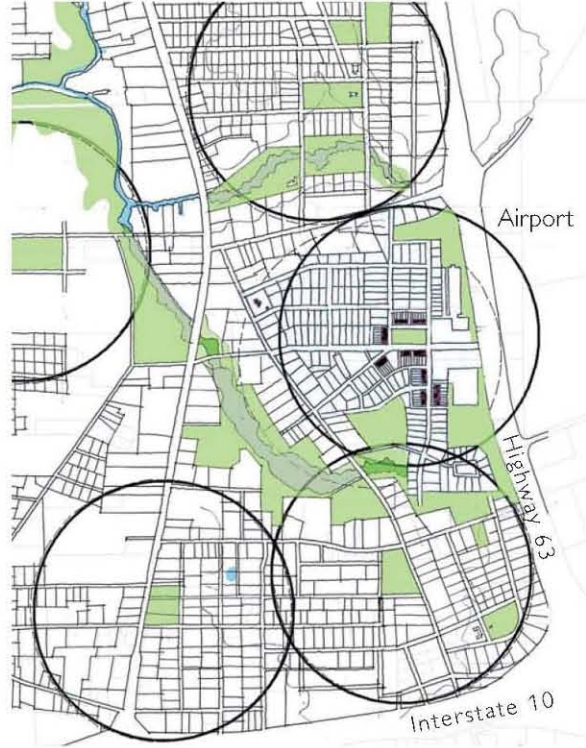
PROPOSALS

GUIDED GROWTH IN ESCATAWPA

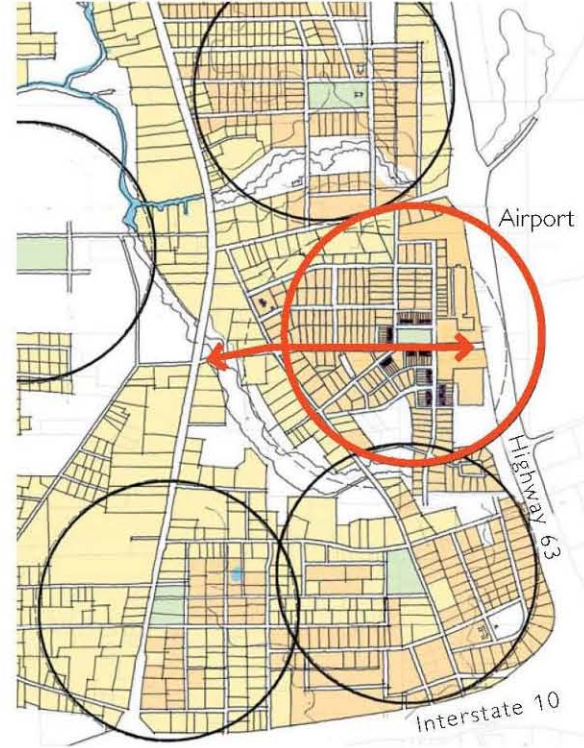
Provide a framework for sustainable neighborhood development and renewal in Escatawpa north of I-10. Support the development of a new village on high ground north of I-10 on the west side of Route 63 designed to include a limited service hotel, restaurants, neighborhood shops, elderly housing, townhouses, and cottages.



Water & Flood Zones. *The proposed location for Escatawpa Village (red circle) is one of the few remaining areas in the City with large, contiguous undeveloped properties outside existing and proposed flood zones.*



Parks, Squares & Preserves. *Plans call for a new village green as the centerpiece of the village with preserved areas along streams, wetlands, and Highway 63. New neighborhood parks and squares are recommended as amenities in existing and developing neighborhoods surrounding the village.*



Neighborhood Restructuring. *Plans call for the creation of Escatawpa Village along a new road (red line) linking Highways 613 and 63. Infill lots and neighborhood public spaces are proposed for underdeveloped lands in the vicinity of the village.*

Escatawpa Plan Proposals

At the entry to the village are a row of small shops providing neighborhood-scaled retail and professional services. Parking for the shops is located mid-block and screened from public view.

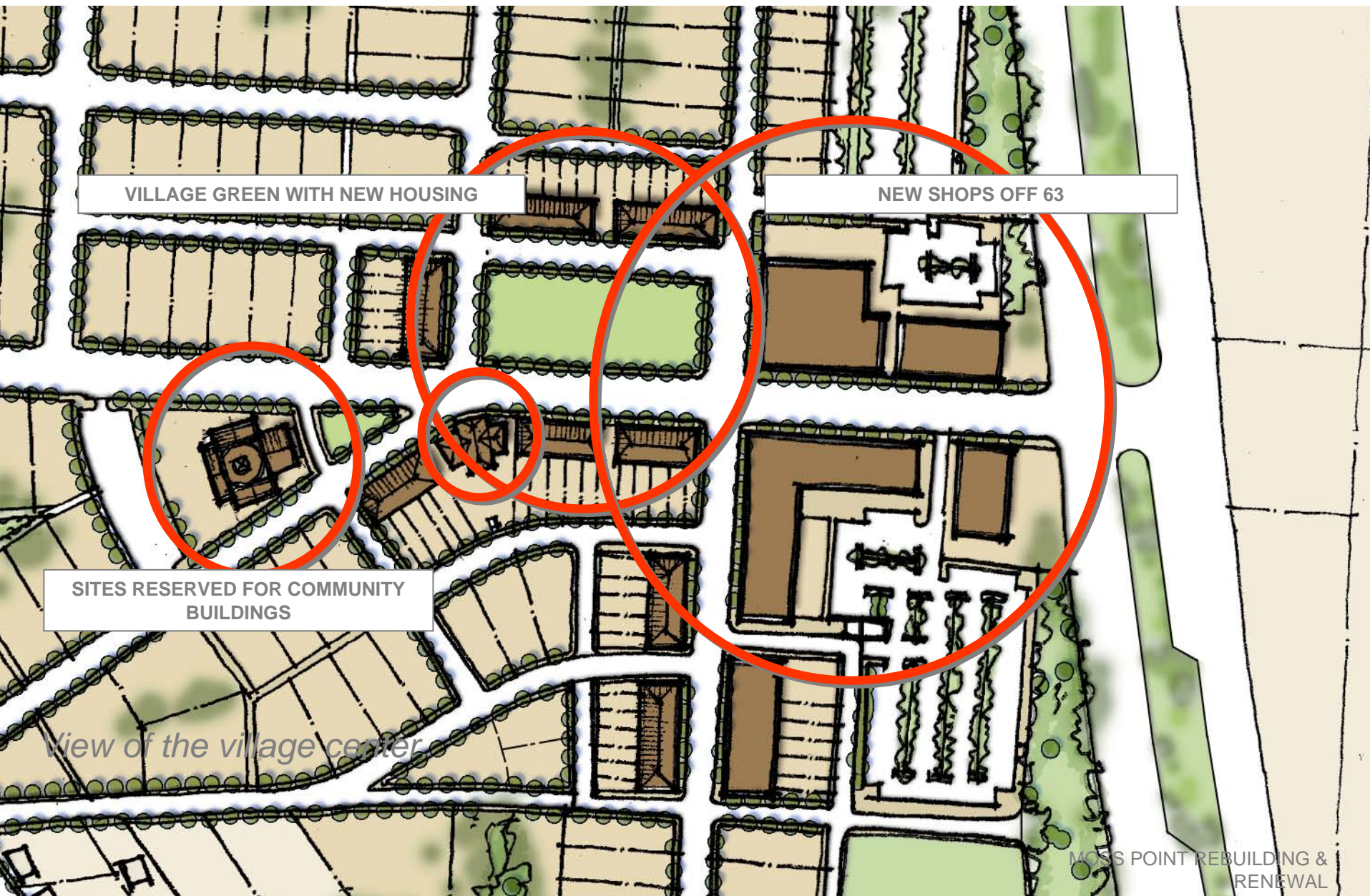
A village green framed by townhouses and elderly housing provides a place for informal socializing and neighborhood events and activities.

A site in the heart of the village is reserved for a new civic or religious building.

A new irregular grid of neighborhood streets provides internal access and links to the existing but incomplete network of neighborhood streets.

Flood prone areas at the neighborhood's edge provide corridors for wildlife movement, natural drainage, flood control, and transitions between existing and new neighborhoods.





VILLAGE GREEN WITH NEW HOUSING

NEW SHOPS OFF 63

SITES RESERVED FOR COMMUNITY BUILDINGS

View of the village center



© CARRICO
2005

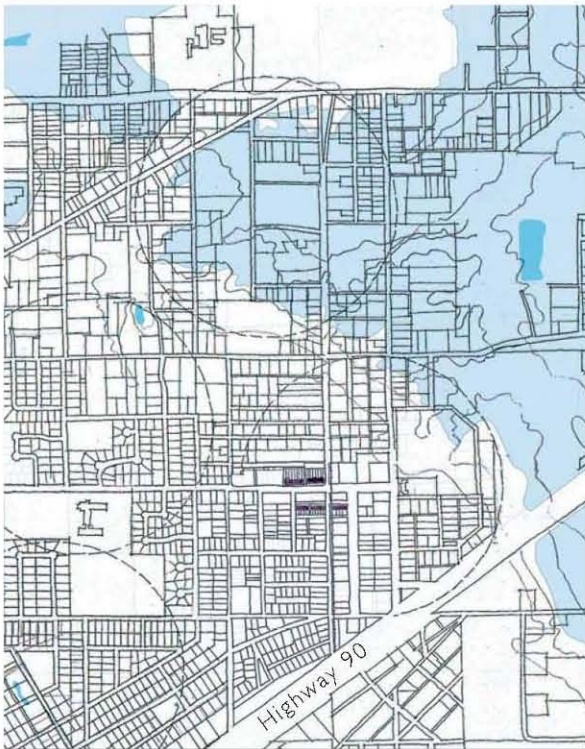
PROPOSALS

KREOLE RENEWAL

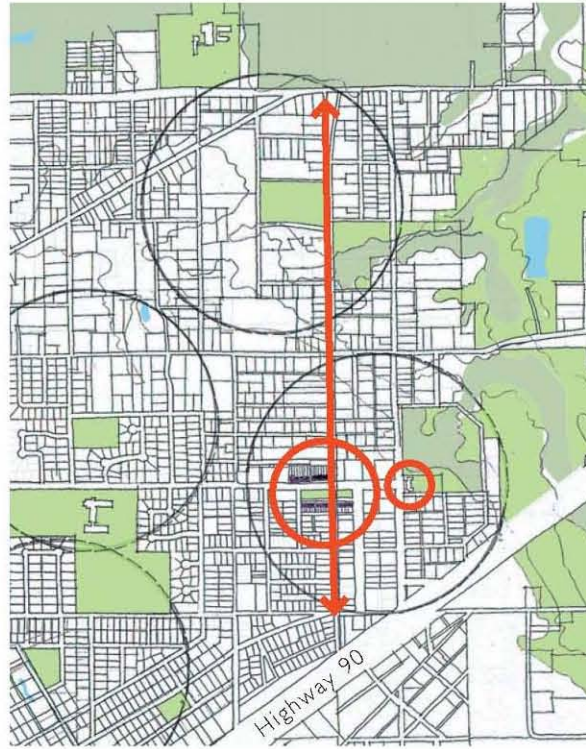
Ensure the Kreole neighborhood survives and thrives through the initiation of a comprehensive renewal program. Central to the effort should be the development of new housing on underutilized sites to increase affordability and opportunities for home ownership, aging-in-place (retirement housing), and movement out of areas prone to flooding.

Post-Katrina Images of the Kreole neighborhood.

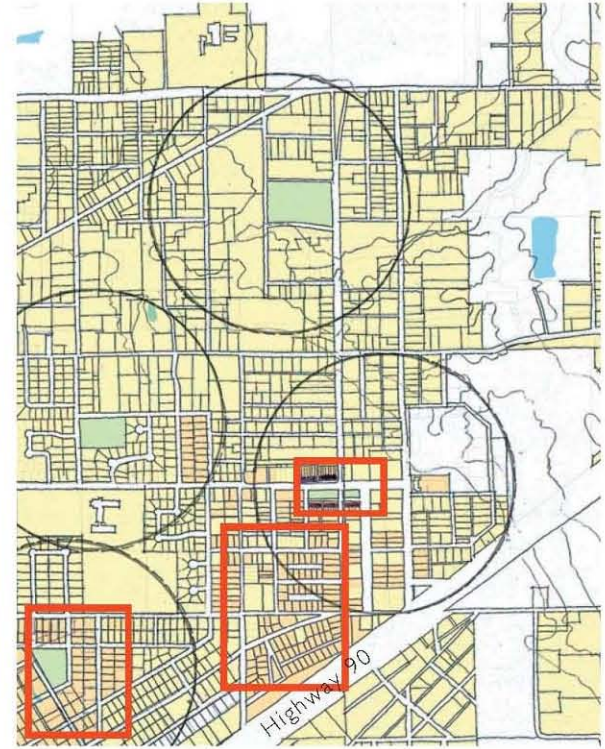




Water & Flood Zones. Large areas of Kreole are within the limits of 100-year flood areas (lighter blue) as indicated on FEMA Flood Insurance Rate Maps. These areas were heavily damaged during Katrina and have flooded intermittently during major rain for the past several decades.



Parks, Squares & Preserves. Plans call for the creation of a modest village green at the intersection of Martin Luther King Boulevard and Mill Street (large red circle), a site for a civic building on Kreole (small red circle), the creation of a greenway and trail along the railroad tracks on Mill (red line), a series of new neighborhood parks and squares, and the creation of a natural preserve in areas most prone to flooding.



Neighborhood Restructuring. To broaden housing options in the neighborhood and provide opportunities for relocation outside flood prone areas, the plan includes new townhouse lots surrounding the village green and new cottage lots along existing proposed neighborhood streets.

Kreole Plan Proposals

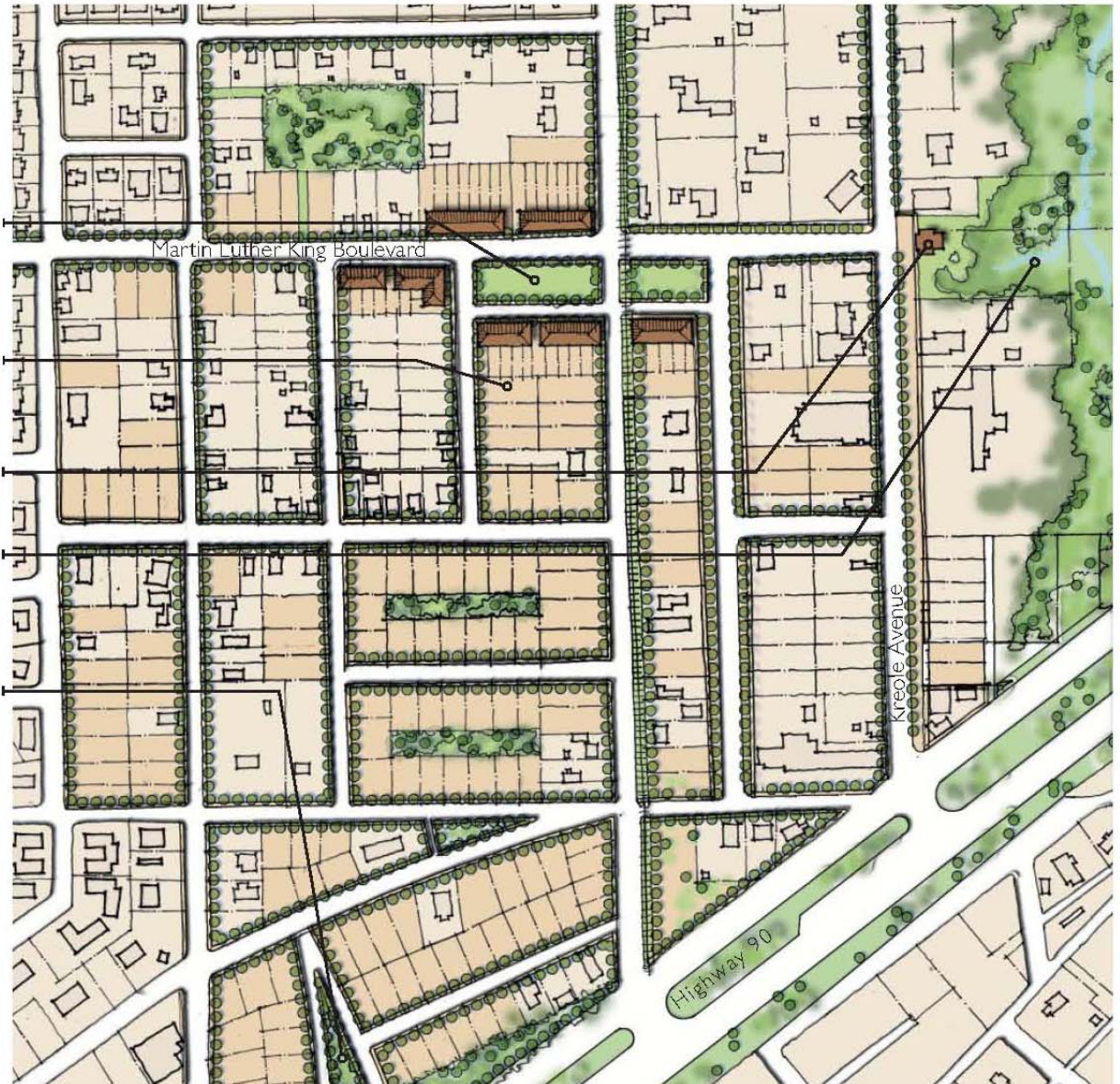
The new village green on Martin Luther King Boulevard—framed by townhouses, a small cafe or market, and elderly housing—provides a place for informal socializing, neighborhood events, and community celebrations.

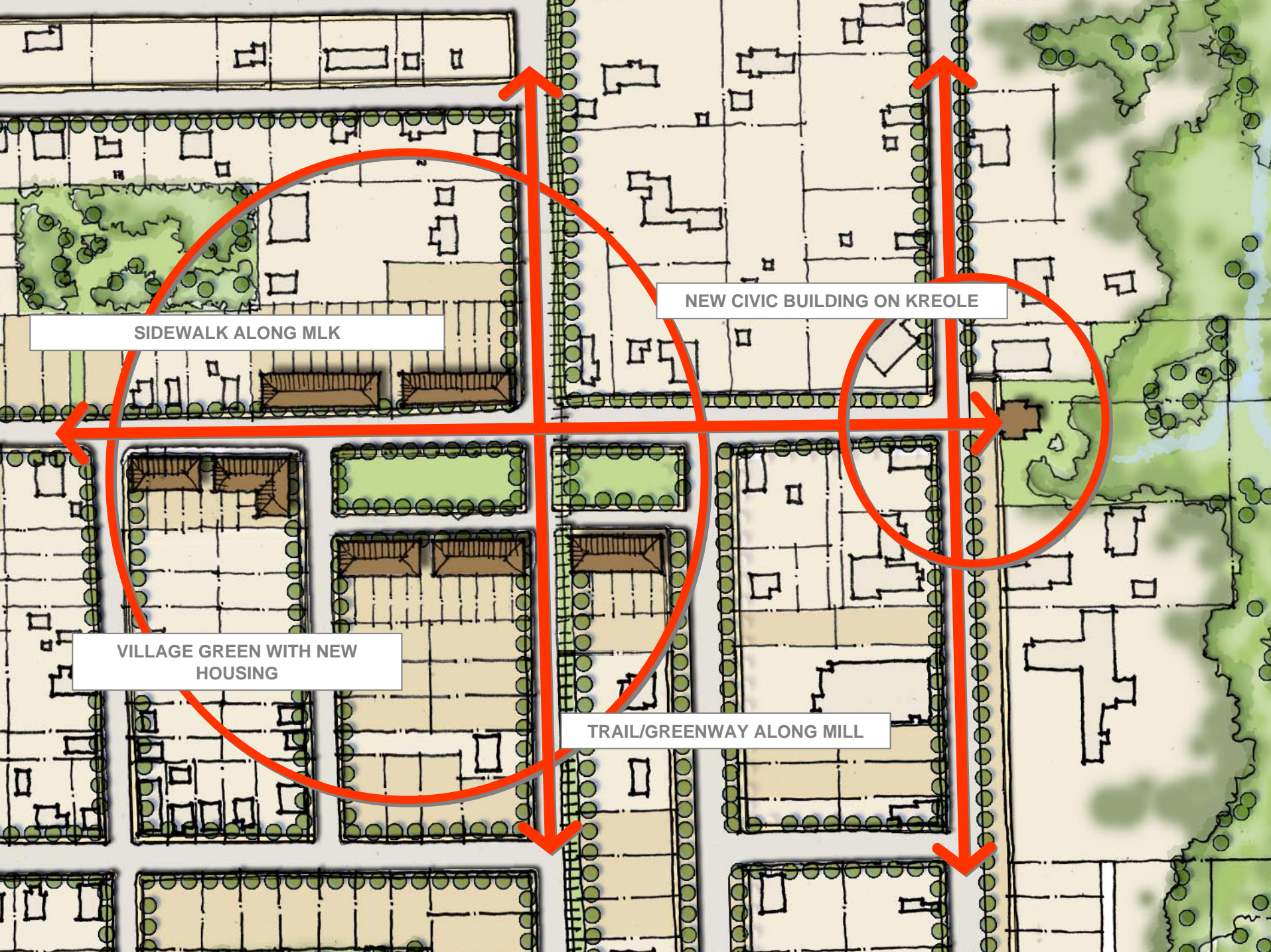
New cottages along existing and proposed streets serve as receiving sites for individuals and families opting to move out of flood prone areas.

A new civic building serves as a meeting place for the community and a gateway to Kreole Park & Preserve

As relocations occur, properties in flood prone areas become part of the Kreole Park and Preserve, a primarily natural area with restored wetlands, hiking and biking trails, and space for recreation facilities.

A new neighborhood, centered on a triangular park, serves as another receiving site for those moving out of flood prone areas.





NEW CIVIC BUILDING ON KREOLE

SIDEWALK ALONG MLK

VILLAGE GREEN WITH NEW HOUSING

TRAIL/GREENWAY ALONG MILL



View across the village square on Martin Luther King.

PROPOSALS

DOWNTOWN REGENERATION

Re-establish downtown as a lively, beautiful, walkable precinct with shops and restaurants, a wider range of housing opportunities; new civic buildings above flood proposed flood elevation; and new public spaces for community events and activities. Create a critical mass of activity by favoring downtown locations for eco- and heritage tourism and educational facilities.



From 40' curb to curb...





FORMER LOCATION OF
STOREFRONTS



... to 80' curb to curb dimension and no provision for pedestrian crossing.

From compact, walkable, and memorable to fragmented, unwalkable, and easily forgotten.

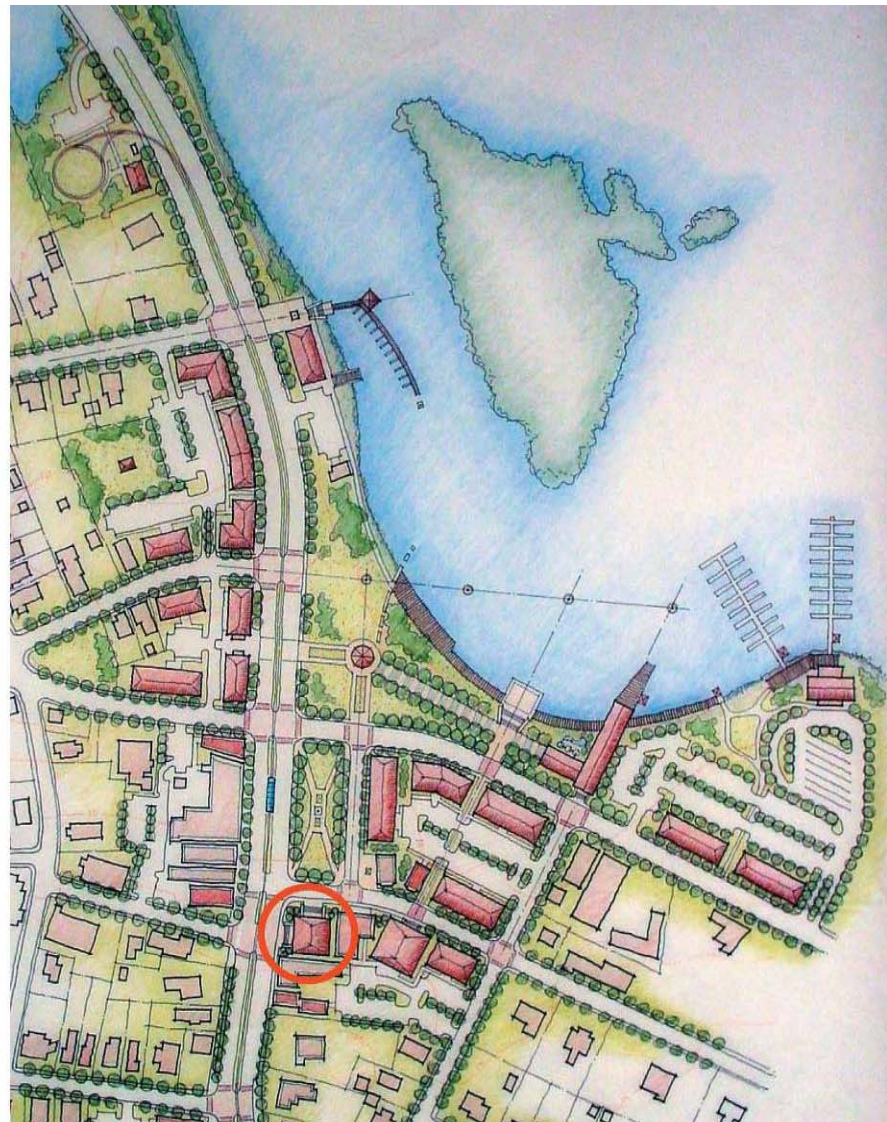


Initial discussions focused on ideas for relocating city facilities outside limits of advisory flood elevations and using space for an expanded riverfront park.





Early studies show realigned streets and alternative sites for City Hall.

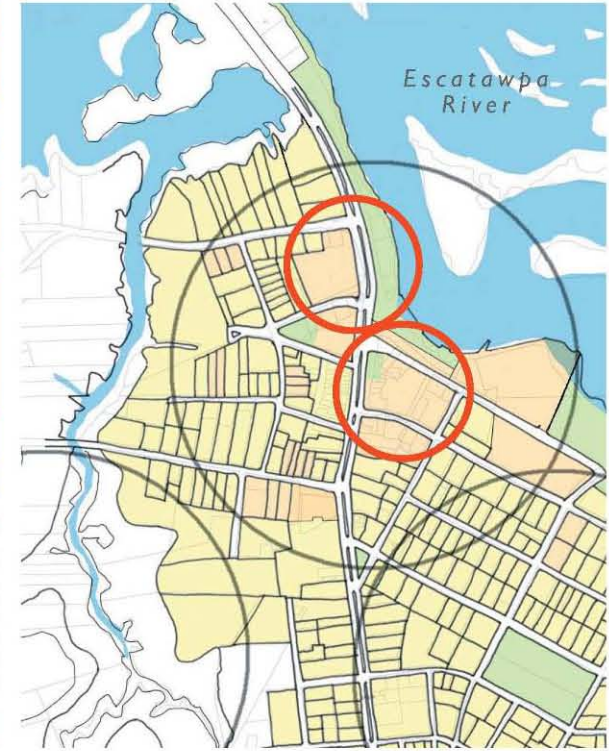




Water & Flood Zones. This diagram shows existing open water (darker blue) and the limits of 100-year flood areas (lighter blue) as indicated on FEMA Flood Insurance Rate Maps. Most of downtown, including the proposed site for a new City Hall (red circle) falls beyond the existing limits as well as above 14' elevation.



Parks, Squares & Preserves. Plans call for the creation of a new town square at the intersection of Main Street and Denny (red circle) and the realignment of Denny to capture additional space for the waterfront park.



Neighborhood Restructuring. Plan interventions are concentrated on the city-owned block east of Main Street and the sites fronting Main Street north of Post Office Street.

Downtown Plan Proposals

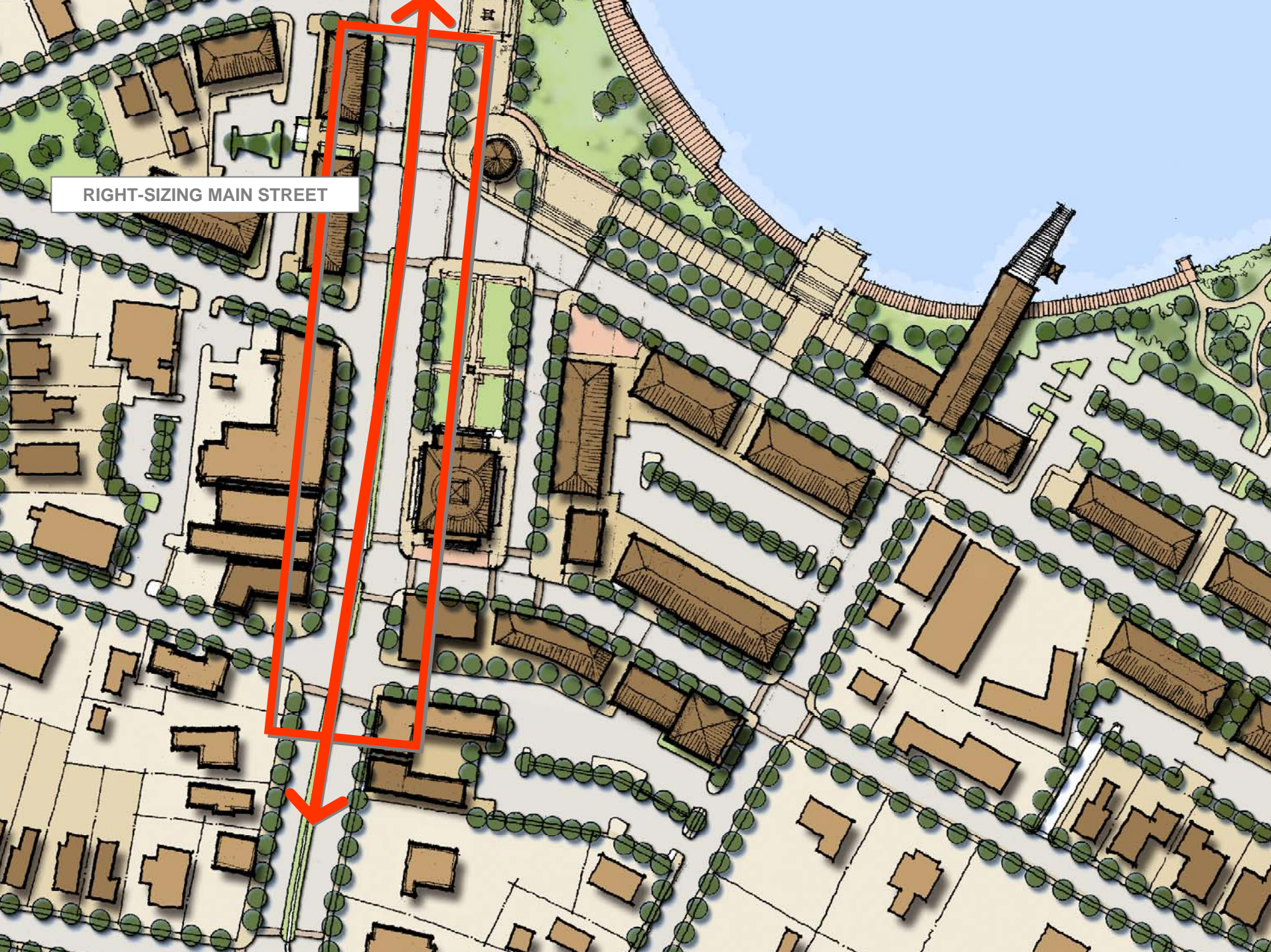
- A new marina and bait stand mark the northern gateway to downtown.
- New housing and shops overlook Main Street and the river. Parking is provided in convenient mid-block locations.
- Denny Street is realigned to capture additional space for the riverfront park.
- Main Street is narrowed, and redesigned with on-street parking, a median reservation to allow for future streetcar, signals at cross streets, cross walks, street lights, and benches.
- An environmental/cultural education facility anchors the east end of riverfront park.
- New housing with shops and cafes on the ground floor overlook the park.
- Public access to the river extends east around the marina to a new park.
- A new City Hall on the city-owned block faces onto a new town square.
- A new police station and fire station (with drive through bays for trucks) are located on McGinnis Avenue.

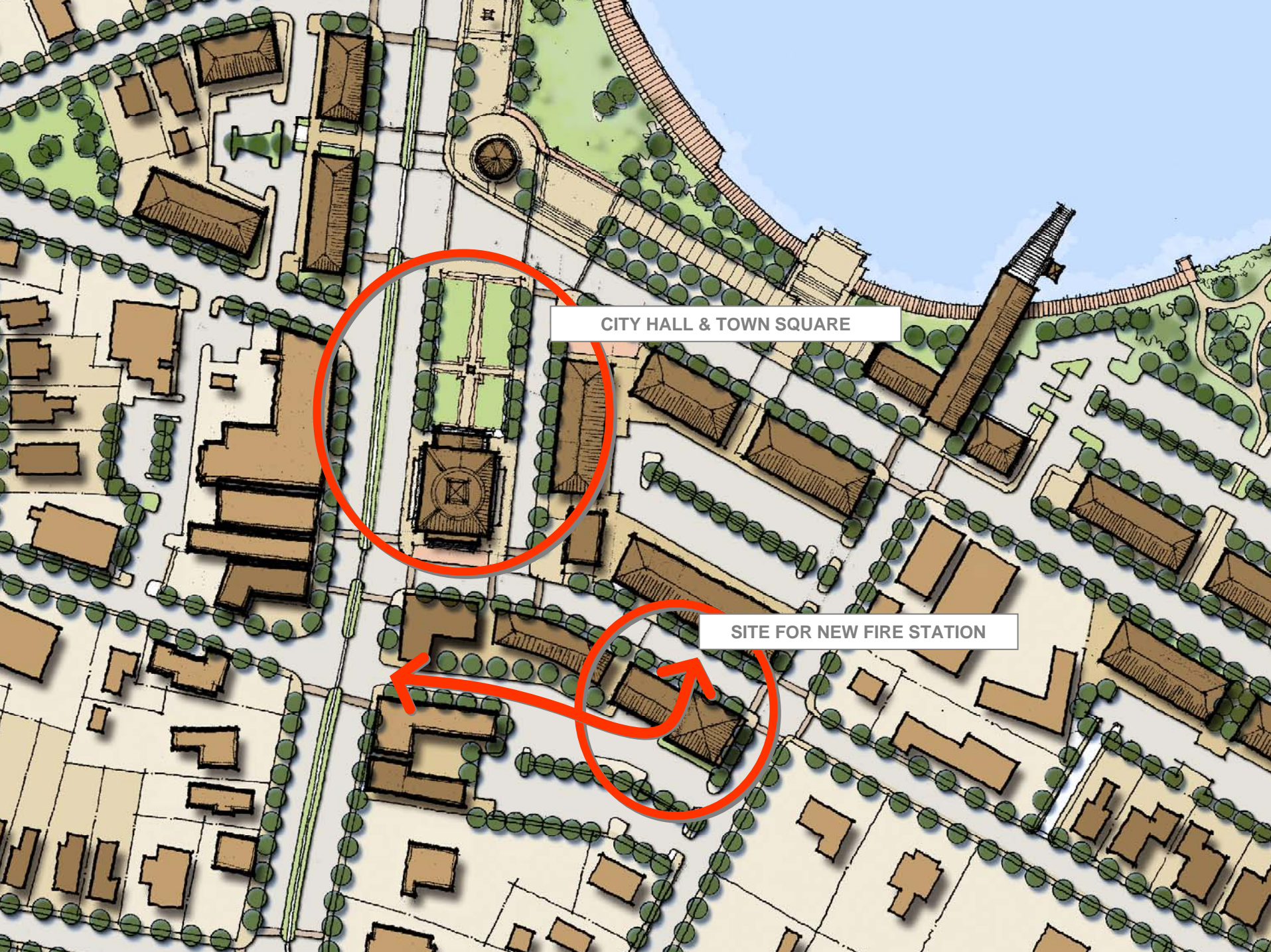




Aerial view overlooking the riverfront.

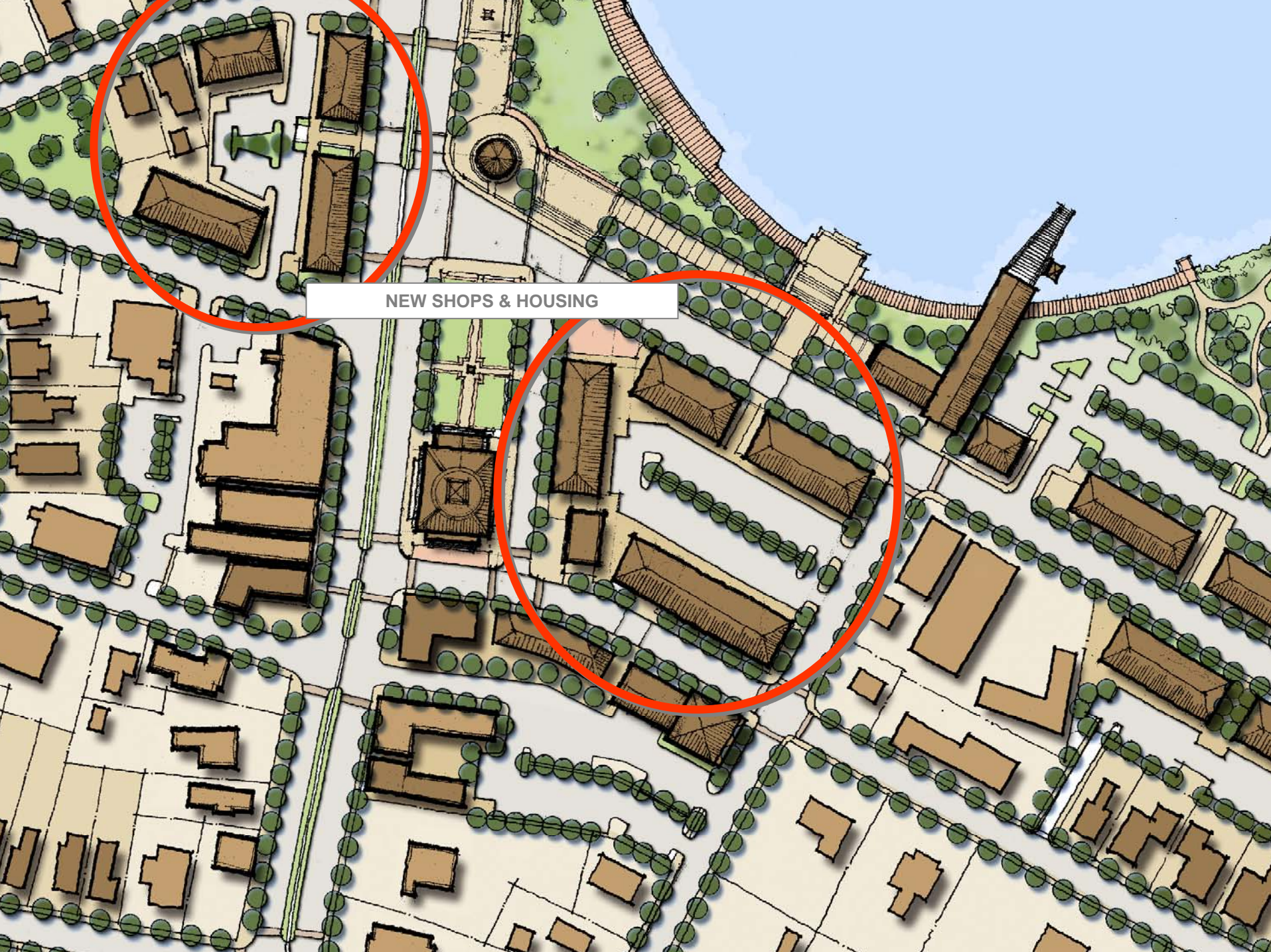
RIGHT-SIZING MAIN STREET





CITY HALL & TOWN SQUARE

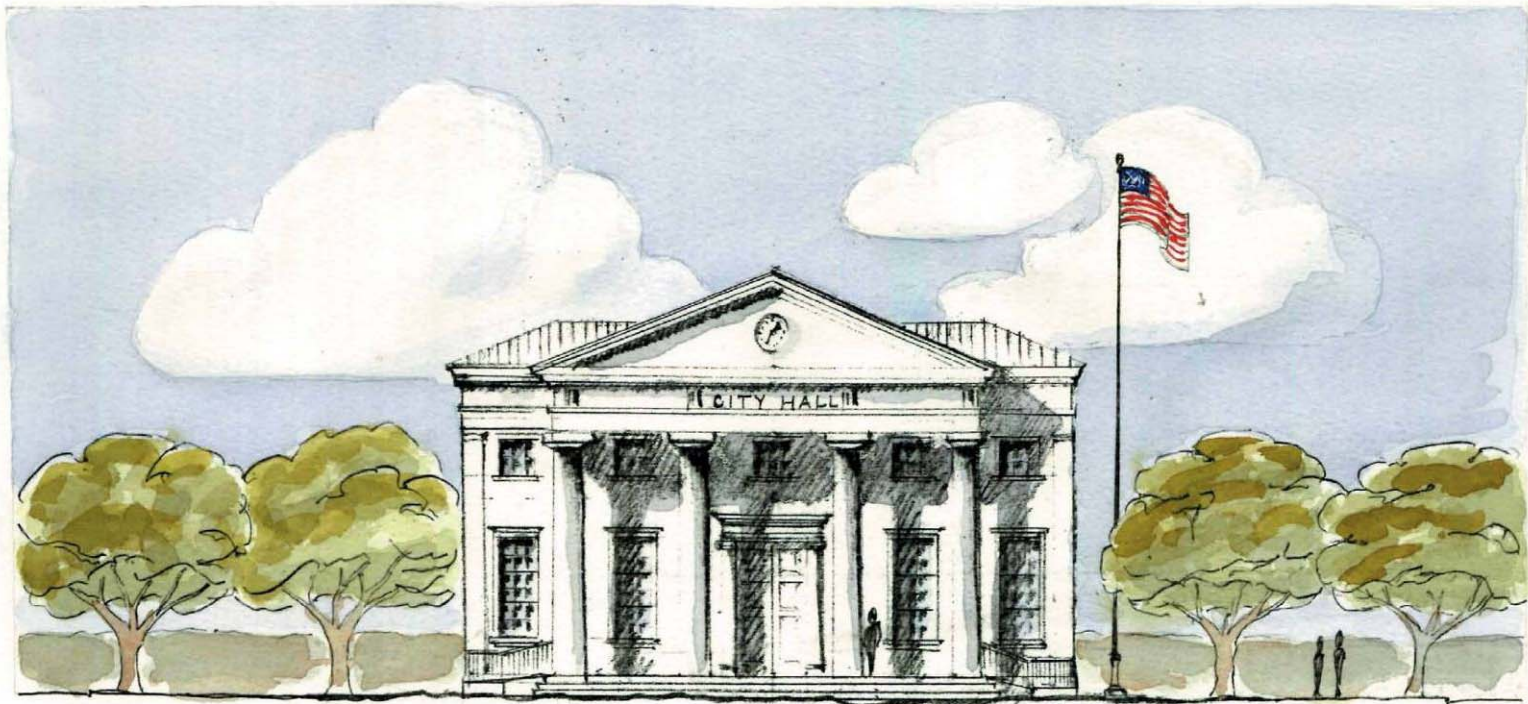
SITE FOR NEW FIRE STATION



NEW SHOPS & HOUSING

Design Study for a New City Hall

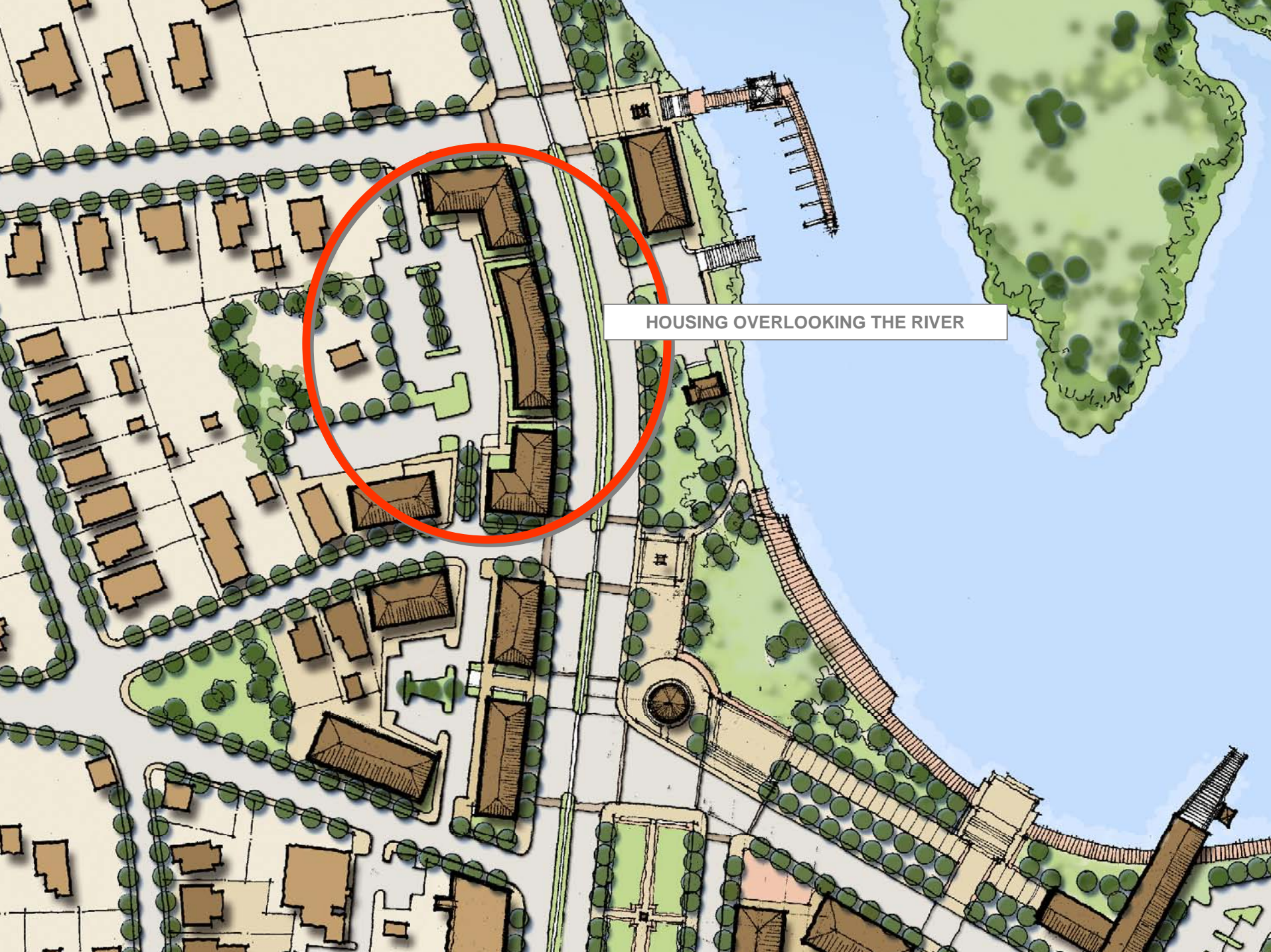
Christine G. H. Franck
October 17, 2005



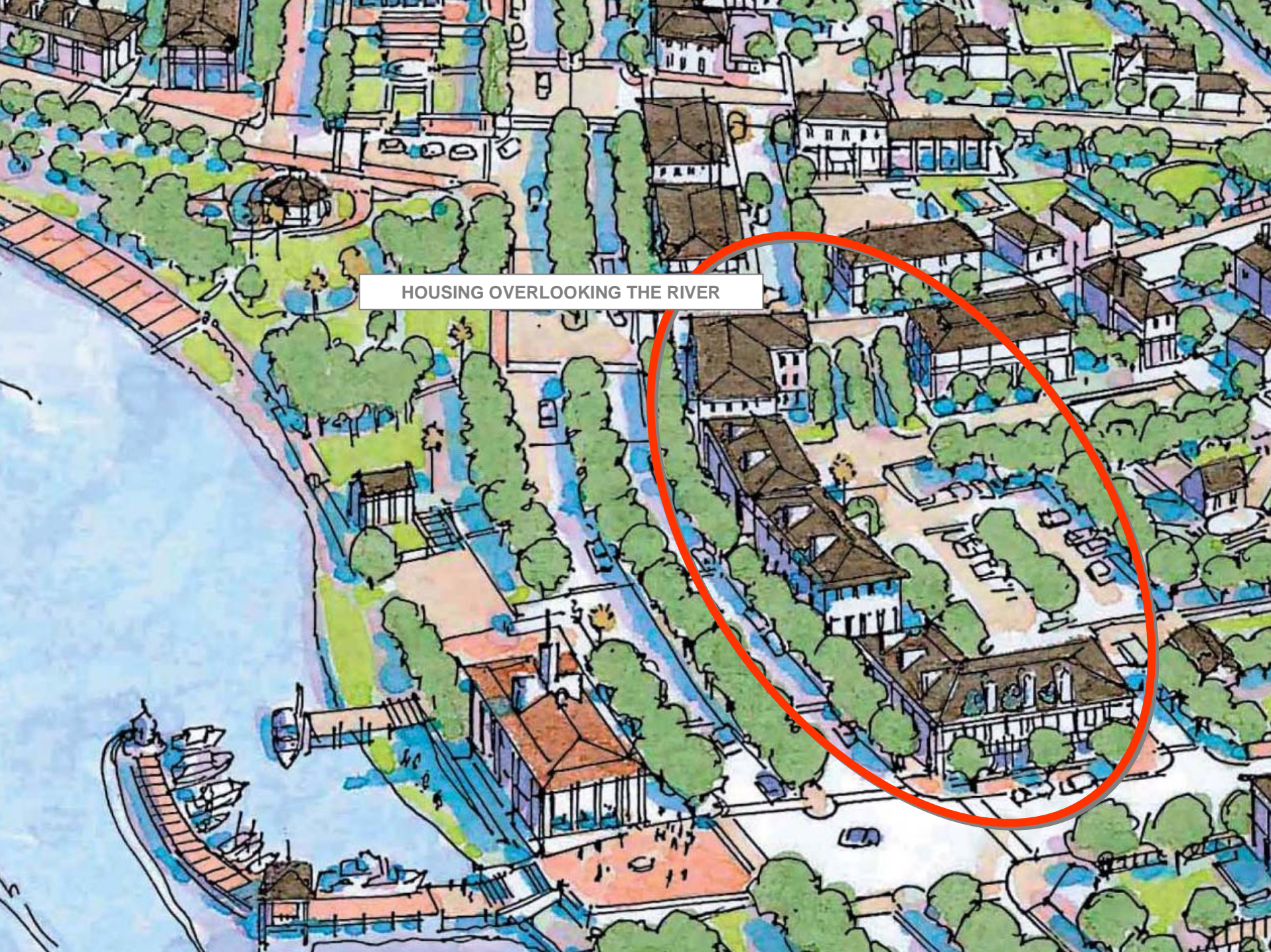
PROPOSED MOSS POINT CITY HALL

$\frac{3}{32}'' = 1' 0''$

CHRISTINE G. H. FRANCK: OCTOBER 17 2005



HOUSING OVERLOOKING THE RIVER



HOUSING OVERLOOKING THE RIVER



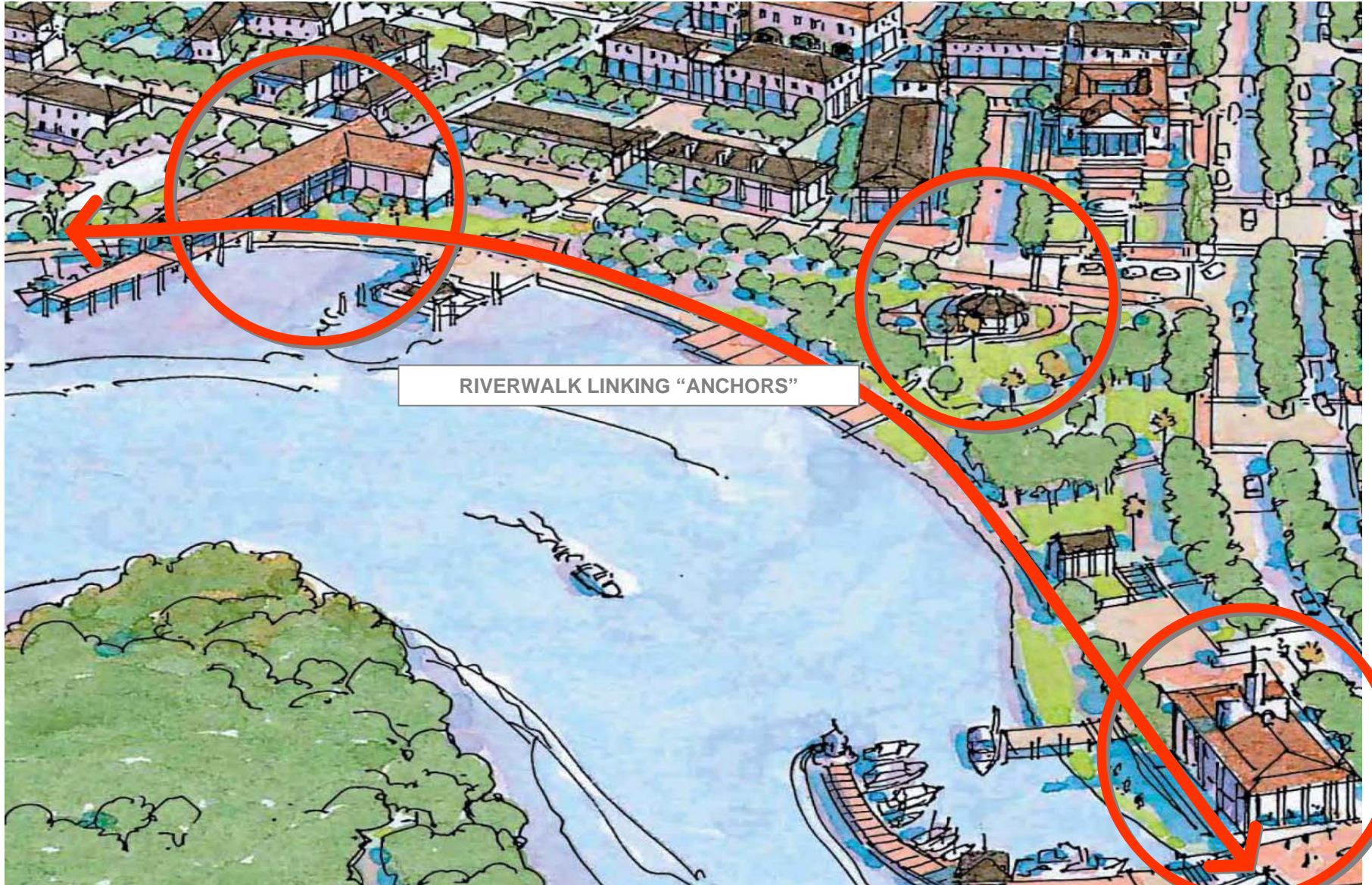
REALIGNED DENNY & EXPANDED PARK

PUBLIC USES MOVED TO HIGHER GROUND



RIVERWALK LINKING "ANCHORS"

The Waterfront Park



RIVERWALK LINKING "ANCHORS"

MOVING FORWARD

Programs & Initiatives

Support for Economic Development, Eco- & Heritage Tourism, Brownfield Development, Grantsmanship, Mitigation & Relocation Assistance

Capital Projects

Priorities for Critical Infrastructure, Parks & Trails, Main Street Calming, Transitional Housing

Preparing for Private Investment

Work with FEMA, Inspection & Planning Assistance, Smart Code Calibration & Adoption, Streamlined Permitting & Pre-Permitting

An aerial architectural rendering of a coastal town's rebuilding and renewal project. The scene is viewed from an elevated perspective, showing a mix of traditional and modern buildings, lush green trees, and a waterfront area. A prominent feature is a long, curved wooden pier extending into the water, with several boats docked. A small boat is also visible in the water. The buildings are rendered in various colors, including browns, blues, and greens, suggesting different materials and styles. The overall atmosphere is one of a vibrant, well-planned community.

MOSS POINT REBUILDING & RENEWAL