

POINT CADET

City of Biloxi, Mississippi
Tulane Regional Urban Design Center
March 30, 2011



POINT CADET WATERFRONT PARK

Project Tasks

Focus on public use

-Making the Point friendly for public access and use

-Park space & waterfront views

Facilitate an expansion of the marina

Accommodate the Biloxi Maritime & Seafood Industry Museum

Site Considerations

Public access

Parking

Adjacent uses

Fishing tournaments

Marina expansion

Site ownership – State & City

Wind Velocity Zone

Flooding & Elevation

POINT CADET WATERFRONT PARK



POINT CADET WATERFRONT PARK



POINT CADET WATERFRONT PARK

Potential Programming

Event space

Public art

Park

Landscaping

Marina Expansion

Marina Facilities

Children's Park

Amphitheater

Commercial Space

Restaurant

Fishing Pier

Parking

Biloxi Maritime & Seafood Industry Museum

Boardwalk

POINT CADET WATERFRONT PARK



POINT CADET WATERFRONT PARK



POINT CADET WATERFRONT PARK





POINT CADET WATERFRONT REDEVELOPMENT

BILOXI, MISSISSIPPI

PLAN KEY:

1. RESIDENTIAL TOWER
2. RECREATIONAL DOCK/RESIDENTIAL AREA
3. RECREATIONAL DOCK/FISHING AREA
4. MAIN BOARDWALK/EVENT SEATING
5. MARINA EXPANSION
6. MARINA BUILDING
7. COMMERCIAL BUILDINGS (RESTAURANT, BAR, SHOPS)
8. PARKING
9. MAIN ENTRANCE



AERIAL VIEW



VIEW FROM UNDERPASS TOWARDS MARINA (A)



VIEW TOWARDS COMMERCIAL AREA (B)



SECTION THROUGH COMMERCIAL AREA AND DOCK

NATALIA HEBRERO
TUVALE SCHOOL OF ARCHITECTURE 3RD YEAR

Point Cadet

biloxi, ms | urban renewal plan

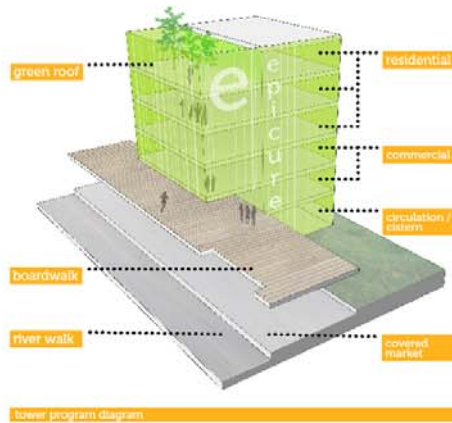


rendering from boardwalk

The Point Cadet Renewal Plan explores the interface between community and mixed-use development. The plan superimposes a variable system of mixed-use towers upon a mat of public greenspace, blurring the boundaries between the community, commercial and civic enterprises that support Biloxi.

The towers create visual linkages throughout the site while simultaneously serving as wayfinding devices. The glass volumes invite passersby to view the activities occurring within the lower levels, while the towers' height establish a visual connection with the city beyond.

The towers are connected by a boardwalk raised to meet regional flood management codes. The boardwalk simultaneously shelters spaces below that support weekly covered markets. Beneath the towers are cisterns to collect gray water which irrigates greenspaces.



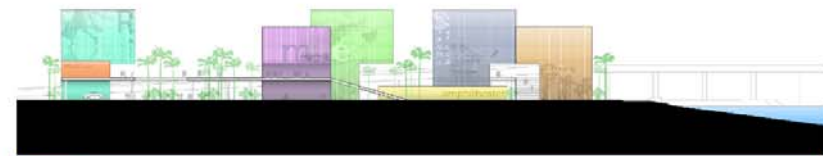
tower program diagram



node diagram



site plan



site section



turle garden, chicago il
gustafson, oudolf + israel



south pointe park | miami, fl
hargreaves associates



the highline | new york, ny
diller scotfidio + renfro | field operations

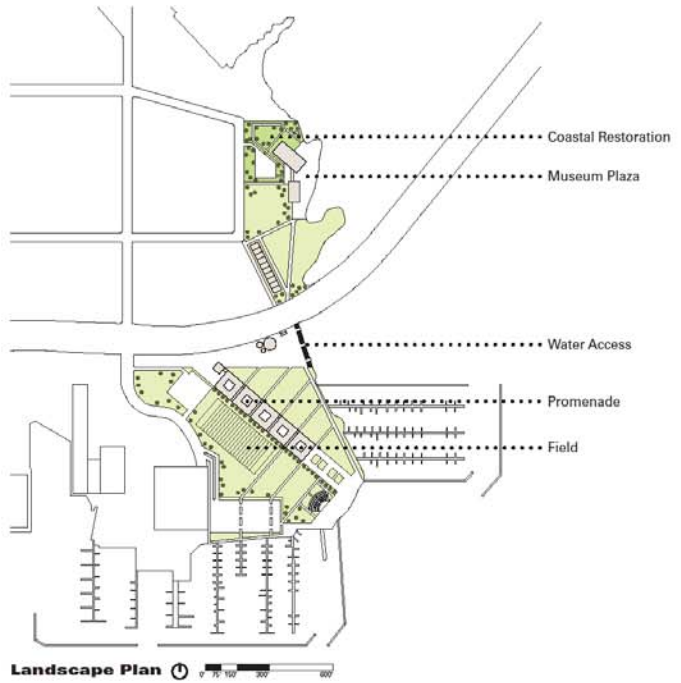
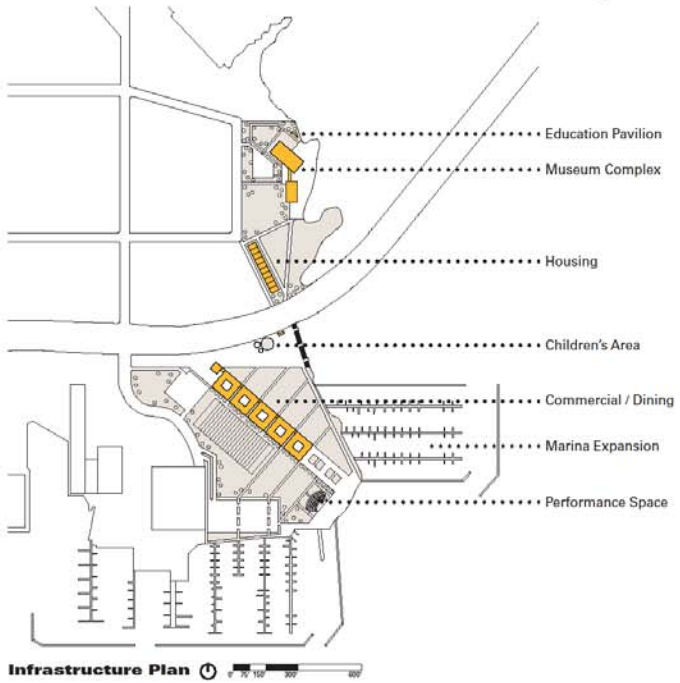


full circle | st louis, mo
wetts/manfredi

precedents

Point Cadet | Conceptual Proposal Biloxi, MS

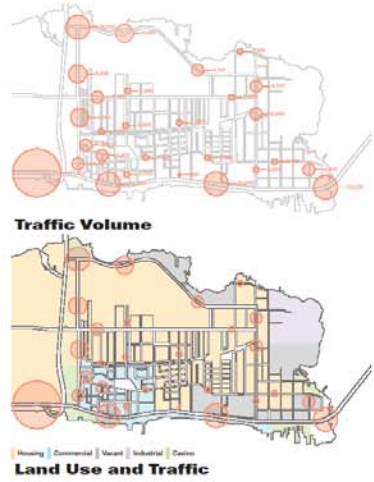
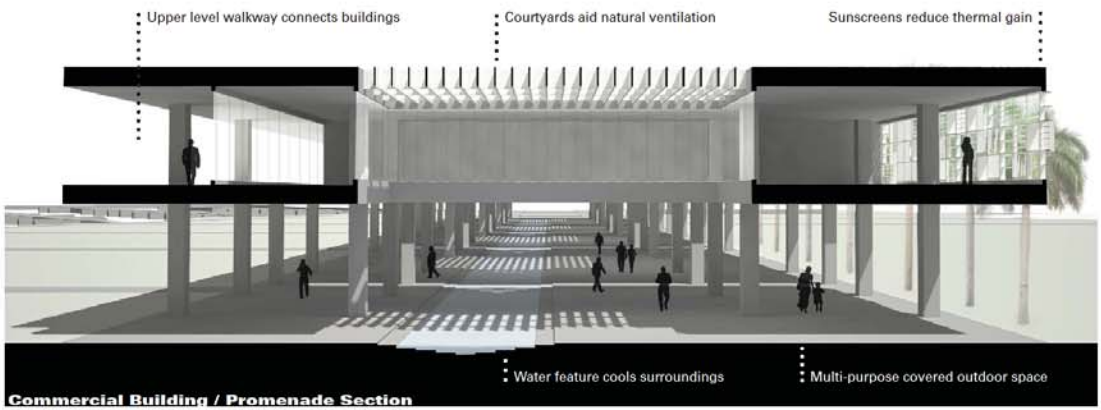
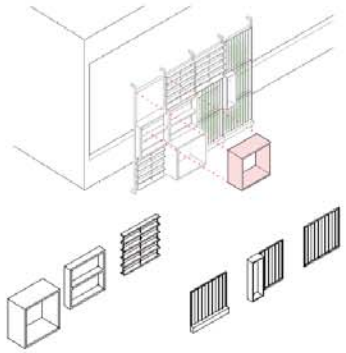
TRUDC | BJ
RS



Native Plants
The native plant life of coastal Mississippi tends to be both flood and salt water tolerant, allowing it to better resist the ill effects of hurricane storm surge.



Sunscreens Assembly / Elements
The sunscreens are based on a 3-foot grid, allowing for full modularity across the facades. Six elements are provided as the basis of the facade composition. Three of these are simple shading devices, while the other three provide surfaces for vine growth, creating green screens to shade the building.



point cadet redevelopment

TRUDC PROPOSAL



▲ SITE PLAN



ZONE 1 :: ENTERTAINMENT

Amphitheater
Outdoor seating allows for planned events or larger informal gatherings.

Parking
Additional parking is provided to accompany the amphitheater area in the case of larger events.

Riverwalk Promenade
A boardwalk provides the simple pedestrian geometry to encourage visitors to experience the water from new perspectives.

ZONE 2 :: COMMERCIAL

Outdoor Covered Market
Outdoor open market space provides space for art shows, farmers markets, and other vending event space. This is very adaptable and shaded while still allowing some light and air underneath the structure.

Retail
The building above the outdoor market can be leased to use as retail space. This area is able to be used for the elevated pedestrian walkway overlooking from the bridge.

ZONE 3 :: CHILDREN

Outdoor Classroom
The Point Cadet area is conveniently located in close proximity to elementary and middle schools. By creating an outdoor classroom, the site is regularly populated with children and parents. It could also be used as an opportunity to educate about the wildlife and marine resources in the region.

Playing Field
Outdoor sports field for visiting school children and other visitors alike. Slope potential down to the site for regular games.

Splash Park
Shallow pools will draw people to the area during the hottest months of the year. This area is central and can be used for the site's utility.

ZONE 4 :: MARINE

Restaurant/War
Outdoor seating allows for planned events or larger informal gatherings.

Additional Boat Slips

Seating
Suggested seating frames the view from the southern most point on the site. This can allow for gathering space.



▲ APPROACH FROM BRIDGE

▼ 1" = 1/12" SECTION



BILOXI MASTERPLAN

JOHN NELSON / PROFESSOR MOUTON

REINTERPRET DENSITY
CAPTURE AN URBAN FABRIC
WITH SURFACING



SPACE PLANNING DIAGRAMS

BASE



PROGRAM NODES



REINTERPRET DENSITY



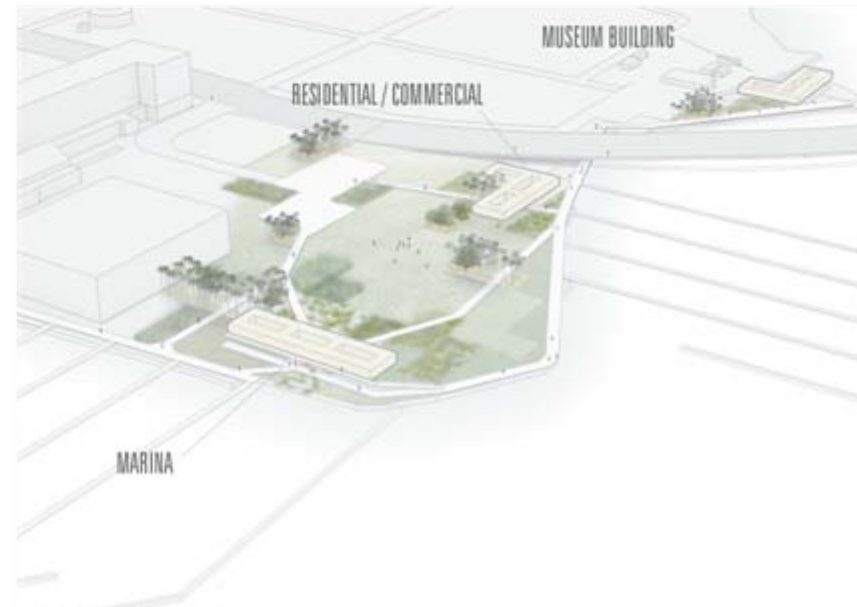
ACTIVITY



MASTERPLAN

DESIGN:
THE LARGE SITE WAS GRIDDED INTO
MANAGEABLE 60 X 60 FOOT AREAS
WHICH WERE THEN FILLED WITH A
SPECIFIC TYPE OF PLANT MATERIAL
OR BUILDING PROGRAM. THE THREE
MAIN NODES RECEIVE THE HIGHEST
DENSITY / SCALE OF VEGETATION
WHILE THE AREAS BETWEEN NODES
RECEIVED A SIMPLE SURFACE TREAT-
MENT OF GRASS. THE RESULTING
LANDSCAPE IS ONE WHERE THE USER
IS CONSTANTLY ENGAGED BETWEEN
PROGRAM AND IS ABLE TO PROCESS
THROUGH DIFFERENT VEGETATIVE
CONDITIONS.

-  MARSH
-  MEDIUM / LARGE SCALE TREES
-  TALL GRASSES
-  LOW GRASS
-  WILD FLOWER



ARIAL PERSPECTIVE VIEW

POINT CADET WATERFRONT PARK

Contact Information:

Tulane Regional Urban Design Center
School of Architecture
6823 St. Charles Ave.
New Orleans, LA 70118
trudc@tulane.edu
504.314.2376

THANK YOU!!