Biloxi Comprehensive Plan

Public Open House

December 8 – 10, 2008
Agenda

• What is a Comprehensive Plan?
• Planning Process
• What We’ve Heard So Far
• What Do We Want to Be
• The Big Issues
• Discussion
What is a Comprehensive Plan?

- A community-wide framework defining how it all fits together
- A reflection of community values and aspirations – what do we want Biloxi to be?
- A guide for managing change
- A reference point for policy-making
- A direction for public projects or initiatives
Planning Process

Phase 1: Project Mobilization
- Kickoff Meetings
- Project Organization
- Community Tour
April – May 2008

Phase 2: Conditions & Issues
- Stakeholder Interviews
- Review of Plans/Policies
- Inventory & Analysis
- Community Survey (by MRI)
June – August 2008

Phase 3: Goals & Objectives
- Vision Statement
- Updating of previously adopted policies
September - November 2008

Phase 4: Plan Development
- Plan Elements
  - Geographic Focal Areas
    - Downtown Revitalization Strategy
    - Neighborhood Improvement Strategies
  - Implementation
December 2008 – March 2009

Phase 5: Plan Adoption
- Draft Plan Review
- Final Plan Preparation and Adoption
April – May 2009
### Planning Process

Community Survey

<table>
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<tr>
<th>Issue</th>
<th>Rating</th>
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<tr>
<td>Improving Traffic Flow, Reducing Congested Roads &amp; Intersections</td>
<td>8.81</td>
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<tr>
<td>More Business Development &amp; Jobs</td>
<td>6.71</td>
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<tr>
<td>Quality Health Care Services</td>
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<tr>
<td>More Recreational Programs &amp; Facilities For Children</td>
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<td>More Available Housing</td>
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<td>More Programs &amp; Facilities For Teenagers</td>
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<td>More Parks, Recreation Amenities, &amp; Open Spaces</td>
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<td>Keeping the Use Character of the City</td>
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<td>More Programs &amp; Activities For Seniors</td>
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<td>Expanded Public Transportation</td>
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<td>More Water/Sewer Availability</td>
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<td>More Stores Providing Greater Opportunities For Shopping</td>
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<tr>
<td>Land Development Controls To Enhance Overall Growth In Biloxi</td>
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<tr>
<td>More Land Availability By Annexing New Areas Into The City</td>
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<tr>
<td>More Top Quality Casinos &amp; The Tourist Dollars They Bring</td>
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<td>More Top Quality Casinos On Highway 90 Across The Street From The Beach</td>
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<tr>
<td>More Top Quality Casinos On Highway 90 Across The Street From The Beach</td>
<td>3.71</td>
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</tbody>
</table>

Existing Conditions Report

Biloxi, MS
Existing Conditions, Issues, and Trends Report

City of Biloxi Comprehensive Plan

October 2008
What We’ve Heard from the Public So Far

**Land Use**
- Risk of losing unique history and sense of place
- Urban sprawl / unplanned growth
- Lack of transition between existing neighborhoods and new development
- Opportunity for attractive, high-quality development
- Opportunity for a diverse entertainment / waterfront district

**Natural, Historic, and Cultural Resources**
- Vulnerability to major storms and flooding
- Need to protect waterfront and natural resources
- Opportunity for enhanced water-related recreation / public access
- Need to protect historic resources
- Opportunity to promote heritage and eco-tourism
What We’ve Heard from the Public So Far

Transportation
• Lack of north/south and east/west transportation and evacuation corridors
• Lack of a complete transportation network (e.g., walking paths, biking trails, and public transit)

Community Facilities
• Limited recreational / entertainment activities for young people, families, and seniors
• Opportunity to promote use of existing parks and better connect them (i.e., trails)
• Lack of parks and other community facilities to serve the growing Woolmarket population
What We’ve Heard from the Public So Far

**Housing**
- Lack of housing choices for residents
- Housing affordability
- High cost of insurance / land speculation

**Economic Development**
- Need for a more diverse economy
- Lack of mixed-use, retail, residential, and service development in the downtown
Key Questions

• How do we preserve what makes Biloxi unique – the history, sense of place, spirit, and hospitality of the people?

• How do we “fit all the pieces together” to build a future for Biloxi as its citizens want it to be?
What Do We Want To Be?
Draft Vision Statement

The best of Biloxi’s past – its cultural heritage, natural resources, and the spirit of its people – is carried forward and enhanced in a prosperous, resilient city for the 21st century. The City’s 21st century renaissance is based on:

- A **diverse, thriving economy** that capitalizes on Biloxi’s assets: its natural and cultural resources, economic anchors, status as a premiere visitor destination, and the entrepreneurial spirit of its people.
- A **healthy environment** that supports quality of life, sustains the economy, and protects against storm damage and flooding.
- A **welcoming community** that celebrates Biloxi’s unique character and sense of place; provides opportunities for all citizens; and takes care of those in need.
Next Steps in Developing the Comprehensive Plan

- **What Do We Need to Do?** *Long Range Goals and Objectives*

- **How Can We Do It?** *Strategies and Actions*

- **.....Organized into Plan Elements**
  - Land Use
  - Natural, Cultural, and Historic Resources
  - Transportation
  - Community Facilities and Services
  - Housing
  - Economic Development
Land Use

What Do We Need to Do?
- Redevelop mixed-use, visitor-oriented, and community-serving uses on the Peninsula
- Maintain flood areas as open space
- Establish transitions and buffers
- “Raise the bar” on the visual quality of new development

How Can We Do It?
- Zoning changes
- Development standards and incentives
- Design guidelines
- Open space preservation
- Infrastructure improvements
Natural, Cultural, and Historic Resources

What Do We Need to Do?
- Protect and restore water resources
- Preserve Biloxi’s tree canopy
- Encourage new development that protects environmental and visual resources
- Provide museums, arts venues, and other attractions reflecting Biloxi’s rich cultural heritage

How Can We Do It?
- Natural resource protection ordinances
- Development standards and incentives
- Open space preservation
- Greenway planning
- Marketing and branding
The Big Issues

1. Storm Vulnerability
2. The Peninsula (*East and West Biloxi*)
3. Managing Growth North of the Bay
Thinking About the Big Issues

1. Storm Vulnerability
1. ADDRESSING STORM VULNERABILITY
## Storm Protection Strategies

### Coastal Restoration
- Off-shore barriers
- Island enhancement
- Coastal wetlands
- Sand dune restoration
- Beach replenishment

### Other Measures
- Resilient housing
- Commercial floodproofing
- Short-term uses of vacant land
- Buyout of properties

### Structural Protection Measures
- Floodwalls
- Levees
- Super-levees

### Multiple Lines of Defense
- Includes both man-made features (levees) and natural features (wetlands)
- Adopted by the Army Corp of Engineers - *Louisiana Coastal Protection and Restoration Plan* and the *Louisiana Comprehensive Plan for a Sustainable Coast*
1. ADDRESSING STORM VULNERABILITY - *Restoration*

- **Barrier Island Enhancement** *(MS)*
- **Coastal Wetlands** *(LA)*
- **Restored Vegetated Sand Dunes** *(LA)*
- **Beach Replenishment** *(NJ)*
1. ADDRESSING STORM VULNERABILITY – *Structural Protection Measures*

**Floodwalls** – James River Park, Virginia and Galveston, TX

**Levee** – Mississippi River, Missouri

**Super – Levee**
*(Larger, wider embankment)*
1. ADDRESSING STORM VULNERABILITY – Other Measures
1. ADDRESSING STORM VULNERABILITY – *Multiple Lines of Defense*
Thinking About the Big Issues

2. The Peninsula

(East and West Biloxi)
2. The Peninsula - *Draft Floodplain and Vacancy*
2. WEST BILOXI - Draft Floodplain and Vacancy
2. WEST BILOXI – Putting it all Together
2. EAST BILOXI - Draft Floodplain and Vacancy
2. REBUILDING EAST BILOXI – Living Cities East Biloxi Action Plan
Surveys – Where should housing and business be located?

GCCDS – Oak Street Mixed-Use Section

2. REBUILDING EAST BILOXI – GCCDS Oak Street Community Development
2. EAST BILOXI – Putting it all Together
Thinking About the Big Issues

3. Managing Growth North of the Bay
3. MANAGING GROWTH NORTH OF THE BAY
3. MANAGING GROWTH NORTH OF THE BAY – Development Concept
3. MANAGING GROWTH NORTH OF THE BAY – Development Concept
3. MANAGING NORTH OF THE BAY – *Regional Context*
Discussion – Public Open House Stations

- What Should Biloxi Be in the Future and How Do We Get There?
- Addressing Storm Vulnerability
- Rebuilding the Peninsula
- Managing Growth North of the Bay