

# Vieux Marche / Downtown Vision

- ⦿ Be an attraction in itself
- ⦿ Have its own architectural character  
– facades, benches, planters,  
landscape, signage, receptacles
- ⦿ Designed for Commercial on first  
floor and allow Residential above the  
first floor
- ⦿ 24/7 thriving town center
- ⦿ Special Events center

# Vieux Marche / DT

## Existing Conditions

- ⦿ 8 to 5 Monday through Friday venue
- ⦿ Professional Business Offices w/ some Restaurants & Night Life Venues
- ⦿ Limited Pedestrian Traffic
- ⦿ Uninviting Access
- ⦿ Vacant Large Vanilla Buildings
- ⦿ Unrealistic Property Values
- ⦿ Disorganized Parking

# Vieux Marche / DT

## Opportunities

- ① Improve Access and Flow
- ① Improve Access from Highway 90
- ① Improve Pedestrian and Bike Access
- ① Improve Building Facades
- ① Widen Howard Avenue to two lanes
- ① Improve Landscaping, Lighting, Signage, and Amenities

# Vieux Marche

## Steps Already Taken

- ⦿ Zoning Correct
- ⦿ Design Plan in Place
- ⦿ Design Standards
- ⦿ No Parking Requirement
- ⦿ Tax Abatement District
- ⦿ Low Interest Rates

# Vieux Marche

## Recommendations

- ⦿ Widen Howard Avenue to two lanes, make more inviting
- ⦿ Utilize Public Works to remove outdated landscape structures
- ⦿ Reorganize parking
- ⦿ Improve Flow and Access
- ⦿ Improve Rear Facades
- ⦿ Bollards for Events
- ⦿ Coordinate Downtown Events w/ Baseball Games or other events in Stadium

# Caillavet Street

## Vision

- ⦿ Pedestrian Corridor w/ Bike Routes
- ⦿ Retail
- ⦿ Restaurant
- ⦿ Shops
- ⦿ Galleries
- ⦿ Residential above first floor

# Caillavet Street

## Existing Conditions

- Predominantly Vacant Lots or Vacant Buildings
- At last check: Properties had a Low Appraisal Value
- Inappropriate Landscaping – Magnolia trees out of place, many dying
- Drainage/Utility Issues

# Caillavet Street

## Opportunities

- Anchored on each end by major casinos
- New Baseball Stadium
- IP Site Improvements
- Existing Approved Casino Site



# Caillavet Street

## Steps Already Taken

- ⦿ Zoning Correct
- ⦿ Plan in Place
- ⦿ Design Standards
- ⦿ Shared Parking
- ⦿ Tax Abatement District
- ⦿ Low Interest Rates

# Caillavet Street

## Recommendations

- Improve Connectivity from Bayview to Highway 90 to complete the loop
- Landscape and Lighting to Promote Tourism – Palms
- Consider Leasing City-Owned Property
- Better Lighting for Night

# Highway 90

## Vision

- High-end Tourism and Commercial Uses
- Hotels, Restaurants, and Family Attractions and Entertainment

# Highway 90

## Existing Conditions

- ⦿ Development is Gaining Momentum – Restaurants and Hotels are coming.
- ⦿ Limited Maintenance must improve
- ⦿ Unrealistic Property Values
- ⦿ Lack of Design Standards
- ⦿ Flood Elevations
- ⦿ Higher Construction Cost
- ⦿ Higher Insurance Cost

# Highway 90

## Opportunities

- Continue to Recruit Tourism Related Development from one end to the other

# Highway 90

## Steps Already Taken

- Zoning in certain areas correct
- Tax Abatement District – Reason Tax Abatement District was created
- Tax Increment Financing
- Earned Flood Insurance Discounts
- Building Insurance Discounts and we continue to work to improve these districts

# Highway 90

## Recommendations

- Beautification Crew/Department
- Full benefit of Tax Abatements – remember reason for Tax Abatement
- TIF's for eligible projects
- Improved Pedestrian and Handicap Accessibility

# I-10

## Vision

- Active Commercial Nodes at both intersections
- Attract Local and Traveling Public
- Hotels
- Restaurants
- Shopping



# I-10

## Existing Conditions

- Limited Development
- Utilities have been installed – a “plus”
- Inadequate Connectivity to the Peninsula
- Inadequate Connectivity to New Subdivisions in Woolmarket
- 70,000 +/- Cars Per Day
- Wetlands and Power Lines

# I-10

## Opportunities

- Improved Connectivity between New 67, the New Subdivisions and Highway 90
- Add signage on Highway 67 at Hudson Krohn and Shriners Boulevard (Heart of City)
- Creating Addition Evacuation Routes
- Certainly increase our Revenue Stream – 70,000 cars per day

# I-10

## Steps Already Taken

- Infrastructure has been installed
- Zoning is Correct
- Tax Abatement District on Shriners Boulevard
- Low Interest Rates

# I-10

## Recommendations

- Improved Connectivity between 67, Woolmarket and Highway 90
- Install signage on 67 at Shriners and Hudson Krohn to I-10 Intersection
- Tax Increment Financing for Development
- Tax Abatement Full Benefit for Cedar Lake / Hudson Krohn

# Pass Rd

## Vision

- Safe Attractive Multi-Modal Mixed Use Corridor
- Shops and other Neighborhood Support Businesses
- Pedestrian Friendly
- Bike and Handicap Accessible from end to end.

# Pass Rd

## Existing Conditions

- Unattractive Building Facades
- Lack of Design Standards
- Inconsistent Existing Signage Regulations
- Inadequate Pedestrian Access
- Inadequate Landscape Design Standards
- Inadequate Visibility for Hiller Park (Grand Entrance)

# Pass Rd

## Opportunities

- Create Neighborhood Business Front Facades
- Live / Work Mixed Use Community
- Attract Neighborhood Support Businesses
- Install Bike / Car Shared Lanes

# Pass Rd

## Steps Already Taken

- Zoning is Correct (NB)
- We have Pedestrian Accessibility in some areas
- We have Mitigated many Non-Compliant Signs



# Pass Rd

## Recommendations

- Implement Design Standards
- Tax Abatement Districts tied to Design Standards
- Improve Pedestrian, Handicap and Bike Access and Sidewalks from end to end
- Improve Right of Way Maintenance and Landscaping

# Incentivize Development

- Tax Abatement Districts tied to Design Standards
- Tax Increment Financing (TIF) for Specific Projects
- Continue to pursue Grants – MDOT, FED, GRPC

# Other

- ⦿ Reviving the Renaissance
- ⦿ City's Comprehensive Plan
- ⦿ Buxton Report

## New Construction in Biloxi since Hurricane Katrina

2013

### New Residential Investments

2006	\$30,172,571
2007	\$22,463,776
2008	\$12,012,900
2009	\$32,331,930
2010	\$15,257,000
2011	\$20,166,500
2012	\$19,434,000
2013	\$24,011,250
Total	\$175,849,927

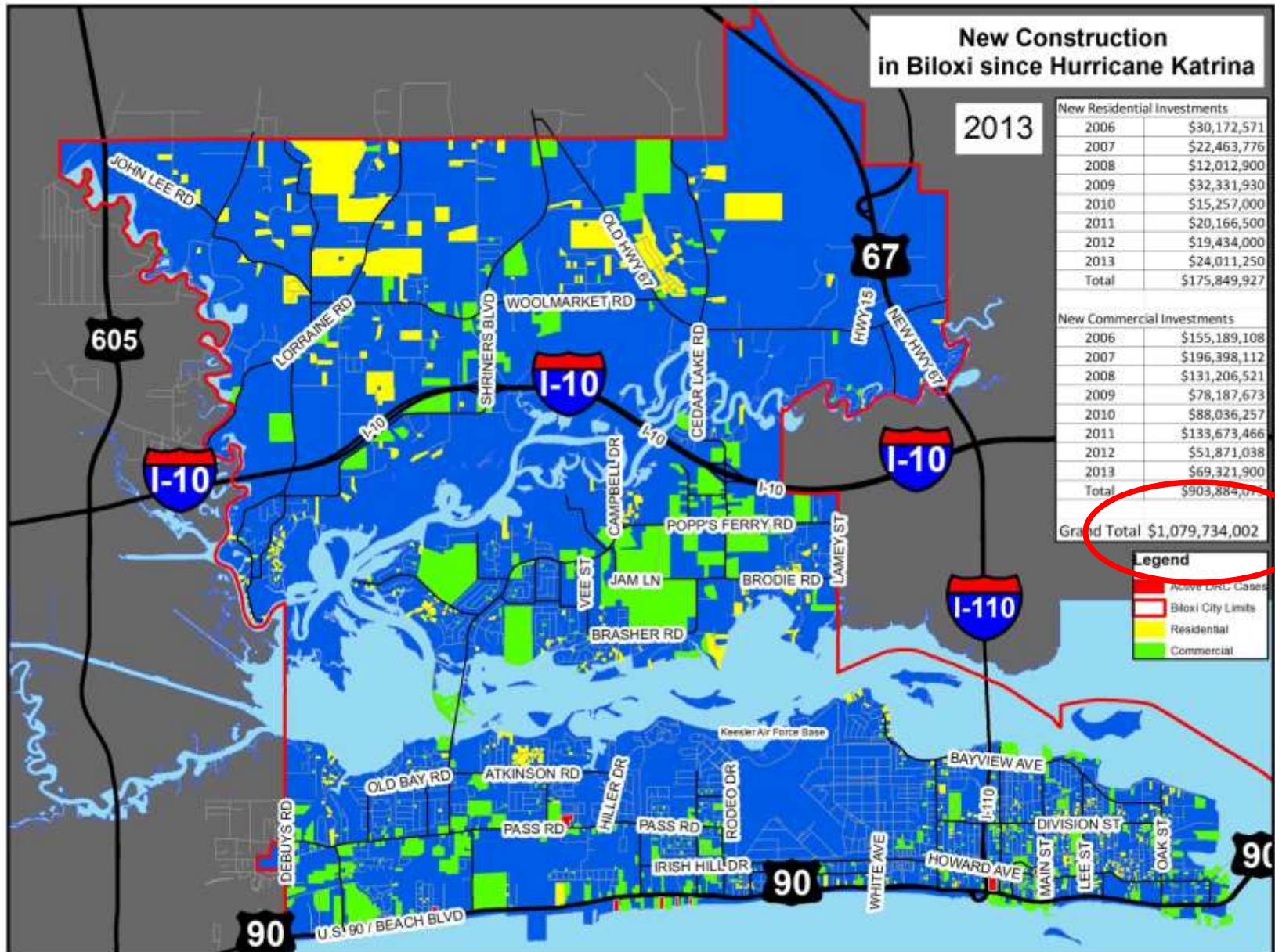
### New Commercial Investments

2006	\$155,189,108
2007	\$196,398,112
2008	\$131,206,521
2009	\$78,187,673
2010	\$88,036,257
2011	\$133,673,466
2012	\$51,871,038
2013	\$69,321,900
Total	\$903,884,075

Grand Total \$1,079,734,002

### Legend

- Above DRC Cases
- Biloxi City Limits
- Residential
- Commercial



# Projects Coming

- Baseball Stadium
- White House Hotel
- Wal-Mart Neighborhood Market – Pass Rd.
- Kress Building (Blues Club)
- Level Lounge

# Projects in Process

- Biloxi Boardwalk – Casino/Hotel/Retail/Restaurant/RV Park
- Old Federal Courthouse
- Sal & Mookies Restaurant
- Restaurant – The Reef
- Arbor Landing Apartments – 212 Units
- New Hospital / Medical Area
- Bay Village
- 2 Casinos
- 6 Hotels
- Margaritaville Hotel
- Mississippi Sound Theme Park
- Proposed Retail Shopping Center
- Almost 1500 New Single Family Lots

# Recommendations

# Unity in Purpose

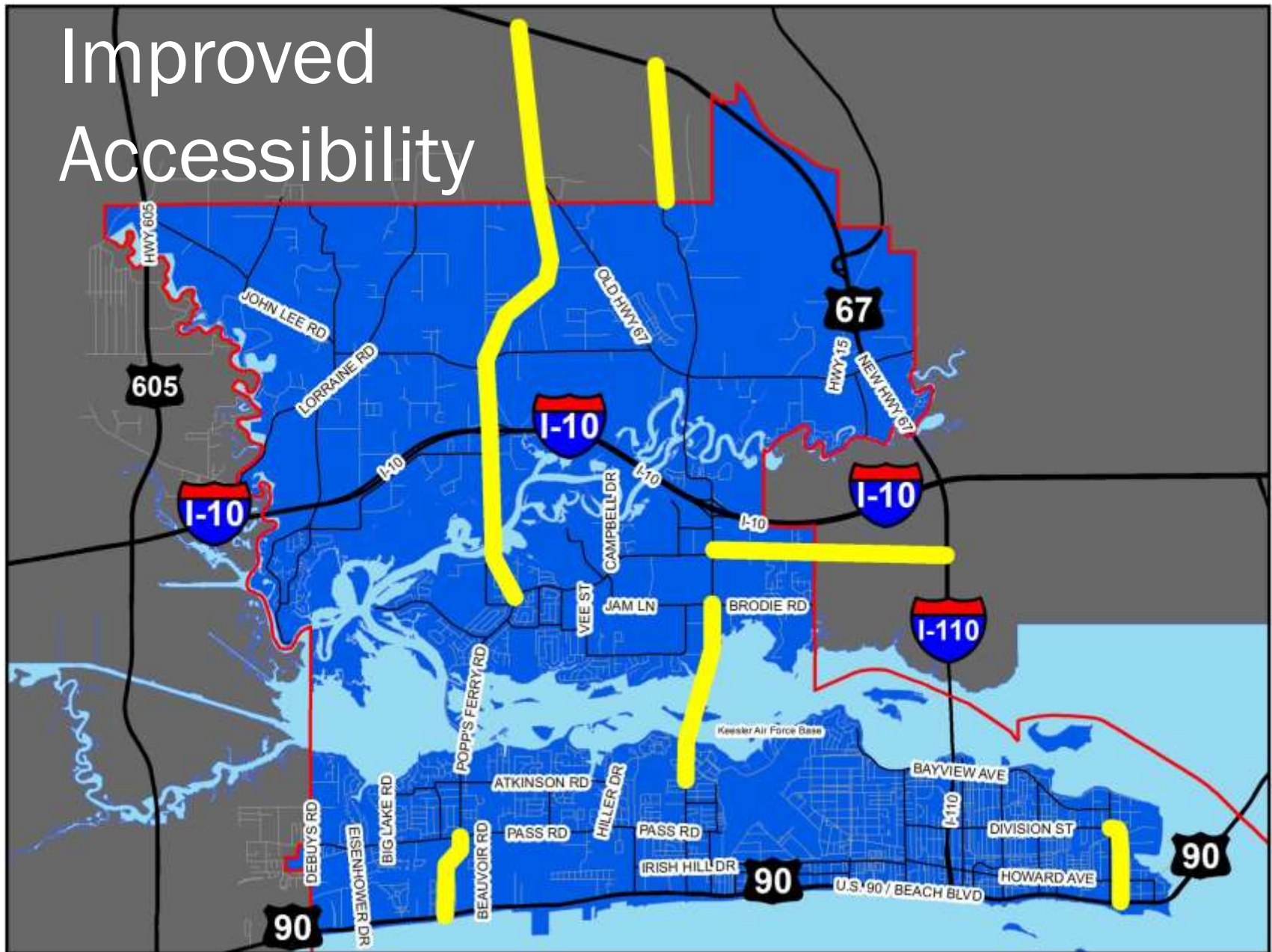
- ⦿ Economic Development is a Team Effort
- ⦿ We want you in Biloxi
- ⦿ Words are easy, deeds must follow
- ⦿ It takes months and sometimes longer to get developers to the table; they are met with a high level of enthusiasm by staff, DRC, AHRC, Planning Commission
- ⦿ Everyone involved throughout the process must be in one accord
- ⦿ Mixed signals. Inconsistent signals.



# Open Mindedness in Public / Private Partnerships

- Developers expect some level of financial participation from the City. Financial incentives have become the new norm and are being offered by every city around us.
- Tax Abatements – waterfront and design
- TIFs – only if high level of revenue expected

# Improved Accessibility



# Continued Infrastructure

- Water/sewer in North Biloxi

# Baseball Stadium – Neel Schaffer

- Traffic Patterns/Flow
- Pedestrian Routes/Flow
- Parking, clearly delineated
- Signage