

## SUMMARY

The conceptual drawings depicted in this chapter should serve as the preferred approach to planned redevelopment of the Biloxi waterfront. The drawings are characterized as "concepts" to suggest flexibility and creativity in their ultimate implementation. Some of these concepts, like those at Point Cadet and Rhodes Point will require a continuous, concerted effort of both the private and public sectors to achieve their long-term potential. The more general improvements, like boat ramps and piers, however, can be accomplished quite readily and provide the entire community with immediate, enhanced access along the waterfront.

## Long Range Goals

The conceptual plans that are portrayed on the following pages have been designed to accommodate community needs and potentials that were identified in the "inventory" of community resources. They have been developed to be sympathetic with the public's perception of the Biloxi waterfront and to be sensitive to the natural environment. These concepts address the following long-range development goals:

- 1) Public Access, View and Convenience;
- 2) Economic Development and Diversification;
- 3) Historic, Cultural and Environmental Preservation; and,
- 4) Waterfront Orientation and Concentration.

These goals reflect the basic criteria of the Mississippi Bureau of Marine Resources concerning urban waterfront development.

## Development Themes

Improved public access and convenience are suggested along a recreation-natural preservation theme for Biloxi's sand beaches, the Popp's Ferry area and

Deer Island. Industrial development, especially in the form of support facilities for the seafood industry, is recommended at Back Bay's Rhodes Point and Clay Point.

Mixed-use, beachfront orientations are prescribed for Biloxi's three "urban waterfronts:" Point Cadet, West Beach, and Central Beach. The Point Cadet concept focuses on linking existing public

amenities (Point Cadet Plaza, the Seafood Industry Museum, Gulf Marine State Park, and the J. L. Scott Marine Education Center) with proposed public and private improvements (marinas, specialty retail shops, marine-related offices, a water park, etc.). The West Beach concept encourages a beachfront orientation for Biloxi's prime resort area. And Central Beach proposals suggest

improved linkages between the Central Business District and its urban shoreline.

Specific "thematic" redevelopment is recommended as follows:

# concepts

### FRONT BEACH:

**Sand Beaches** - Public Access and Convenience/Natural Preservation:

- Walkways
- Public Conveniences (Restrooms, Showers, Phones, Seating, Information Kiosks)
- Landscaping
- Piers and Boat Ramps

**West Beach** - Mixed Use Resort Commercial/Waterfront-Reorientation:

- Boardwalks/Walkways/Cross-walks (Highway 90)
- Public Parking
- Private Marinas
- Private Redevelopment of Vacant Areas
- Public Conveniences (see above)
- Landscaping

**Central Beach** - Mixed Use CBD Commercial/Waterfront Reorientation:

- Boardwalks/Walkways/Cross-walks (Highway 90)
- Public Parking
- Public Conveniences (see above)
- Private Redevelopment of Vacant Areas
- Private Marinas
- Landscaping

**Point Cadet** - Mixed-Use, Retail, Office and Recreational Redevelopment Along A "Seafood-Marine Center Complex" Theme, Reflecting Biloxi's History, Culture and Natural Environment:

- Commercial Docking Facilities
- Recreational Marinas
- Historic Boat Displays
- Festival Marketplace
- Water Park Facilities
- Botanical Gardens, Arboretums, and Marine Research Facilities
- Linkages with Existing Facilities (Point Cadet Plaza, Seafood Industry Museum, Old Biloxi-Ocean Springs Bridge, Gulf Marine State Park, J.L. Scott Marine Education Center):
  - Crosswalks, Walkways, Elevated Boardwalks
  - Public Parking
  - Landscaping and Common Entry Images
  - Signage and Design Control
- Private Marinas/Marine-Related Commercial and Industrial Redevelopment

**Deer Island** - Public Acquisition/Annexation, Access Improvements Natural Preservation and Educational Utilization. (Since a detailed, comprehensive plan for the island was prepared in 1979, no specific conceptual plan is included here. The 1979 plan should be updated and revised to reflect recommendations of the accompanying development strategy.)

### BACK BAY:

**Clay Point** - Acquisition, Redevelopment and Marketing:

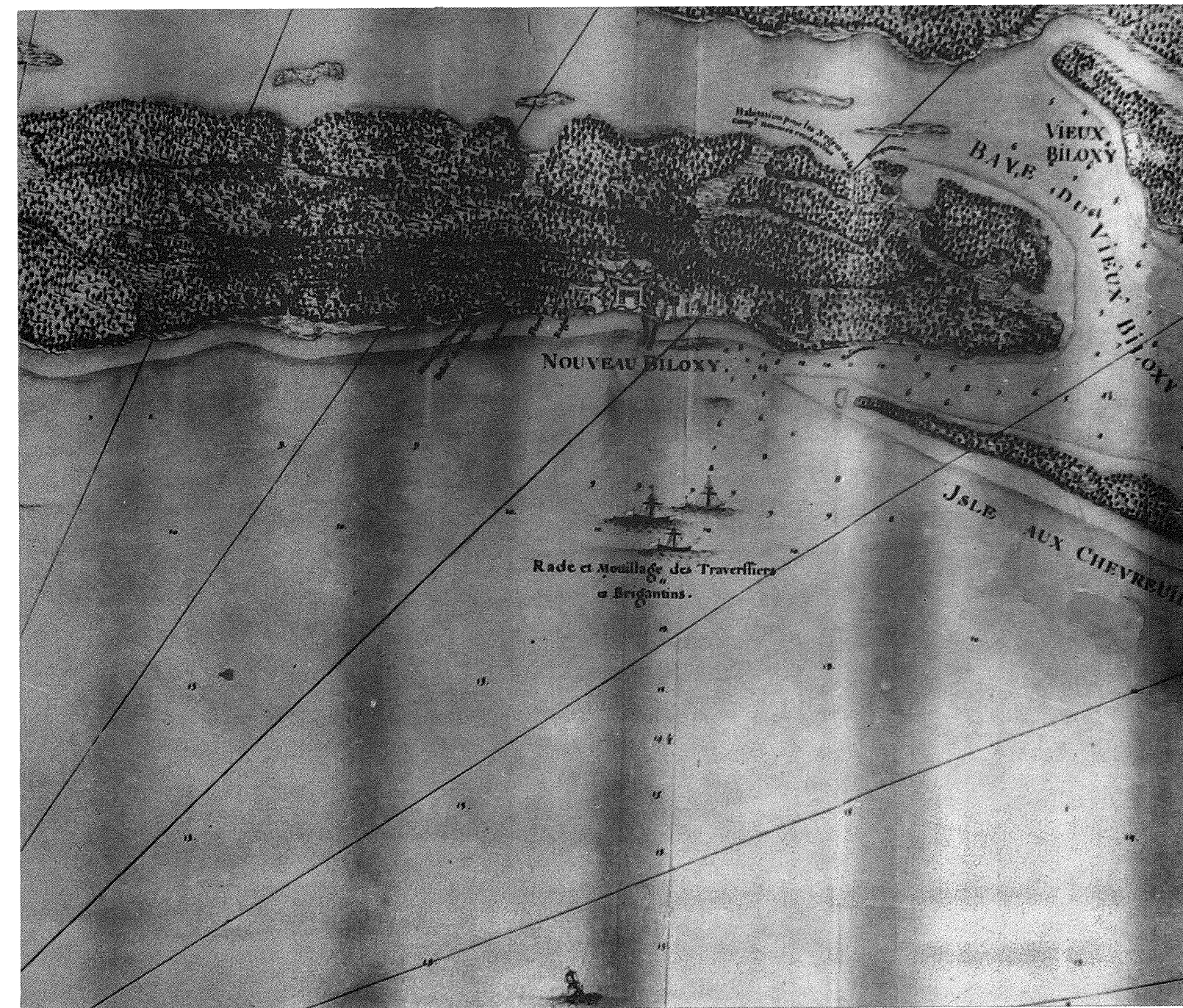
- Waterfront Industrial Sites
- Seafood Research and Development Facilities (Mariculture)

**Rhodes Point** - Long-Range Concentration of Biloxi's Fishing Fleet with Related, Shoreside Industrial Facilities:

- Commercial Docking Facilities
- Ice, Fuel, Cold Storage and Support Facilities
- Public Parking
- Wetlands Park (Environmental Mitigation/Preservation)

**Popp's Ferry** - Recreation and Natural Preservation:

- Boat Launching Ramps and Access Piers
- Fishing Piers
- Public Conveniences (Pavilions, Picnic Areas, Walkways, Restrooms)
- Public Parking



**concept** (kɒn'sɛpt) n. A general idea or understanding, especially one derived from specific instances or occurrences.