



Bay Saint Louis

Bill Dennis (Team Leader)

Local Team:

Jeff Barnes
Tom Howorth
Michael Reeves
Belinda Stewart

National Team:

Bruce Donnelly
Geoff Dyer
Michael Mehaffy

WHAT WE HEARD YOU SAY:

- Keep the small-town character, the architectural heritage, and the natural beauty. Build on the arts character. Provide for growth while not destroying what makes Bay Saint Louis so liveable.
- Make the town more appealing and safer for bicycles and walking.
- Rebuild the great architectural heritage in a more hurricane-resistant form.
- Make the gateways and HWY 90 corridor more inviting and more compatible with the character of the town.



Bay Saint Louis

Place or Topic

DRAWING TYPE

Analytical
 Proposal

TIMING

Immediate
 Medium Term
 Long Term

URBAN SCALE

Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH

Design
 Policy
 Management

RECOMMENDATION FIVE

Drawing Title

17 October 2005

Date

Bill Dennis

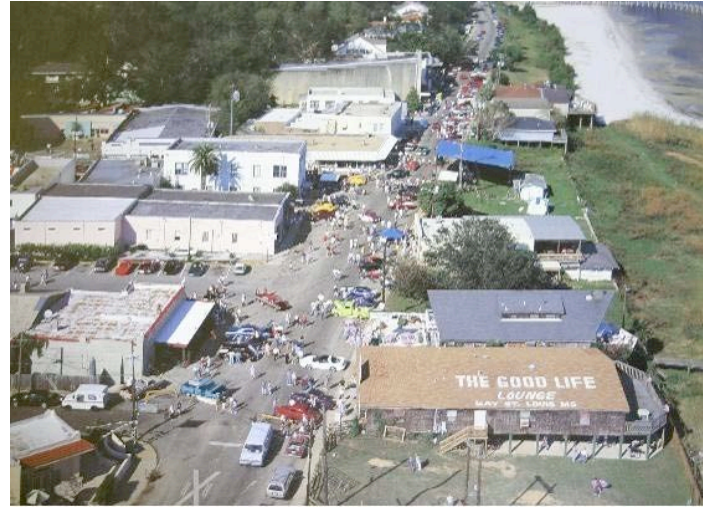
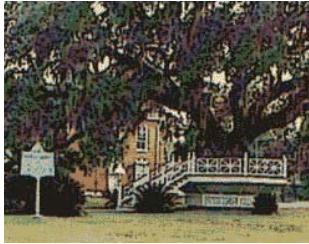
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NARRATIVE:

Consider area-specific design actions.



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The Heritage of Bay Saint Louis

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NARRATIVE:

Bay Saint Louis combines an extraordinary natural setting with a rich architectural tradition, and a very lively arts scene. The challenge will be to build upon this character while managing outside pressures, and make the town an even better place to live.

Keep the rich local traditions alive, including architectural character, scale and natural context





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RECOMMENDATION ONE

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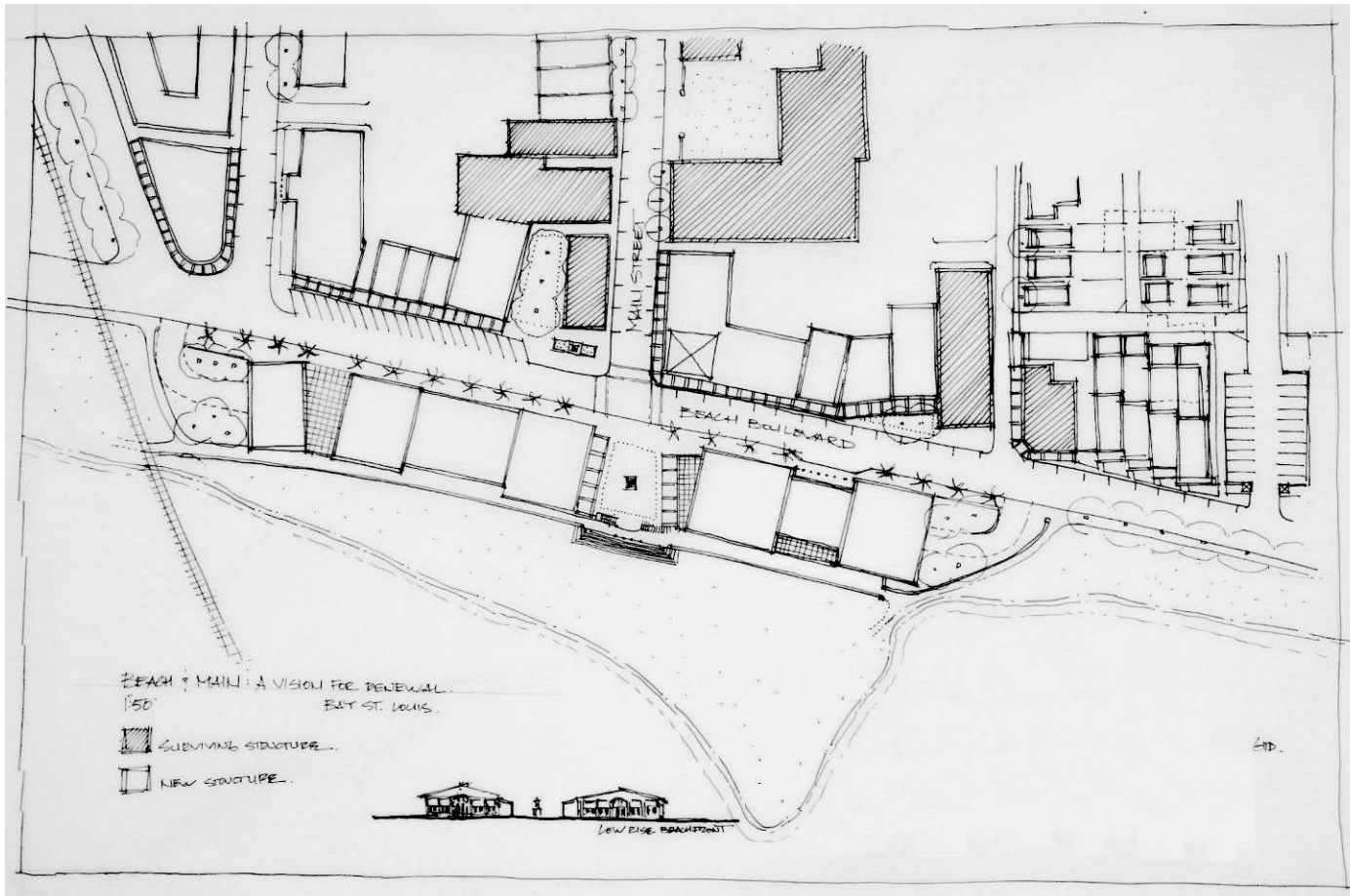
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NARRATIVE:

Rebuild and enhance the downtown, Old Town and beachfront areas, with attractive new civic spaces and amenities.



Rebuild existing downtown buildings, and add new buildings with local character and scale



Make the waterfront a great public amenity, including piers that accommodate public events

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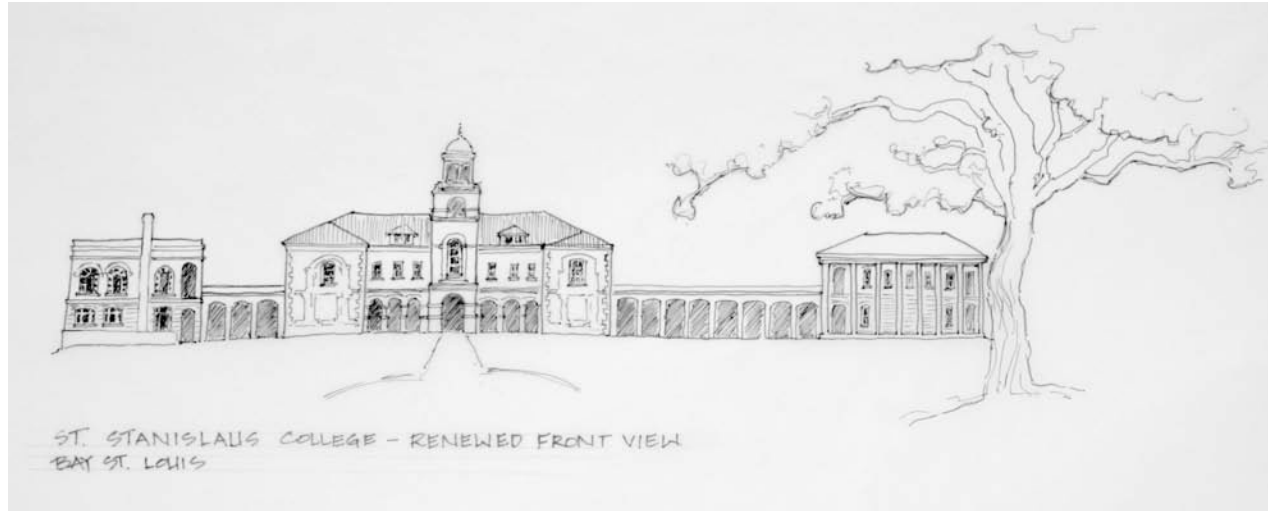
NARRATIVE:

Rebuild and enhance the downtown, Old Town and beachfront areas, with attractive new civic spaces and amenities.



Enhance the Old Town area with space for public events and markets, and facilities for artists





Rebuild damaged facilities like St. Stanislaus College in a compatible, well-researched local architectural character



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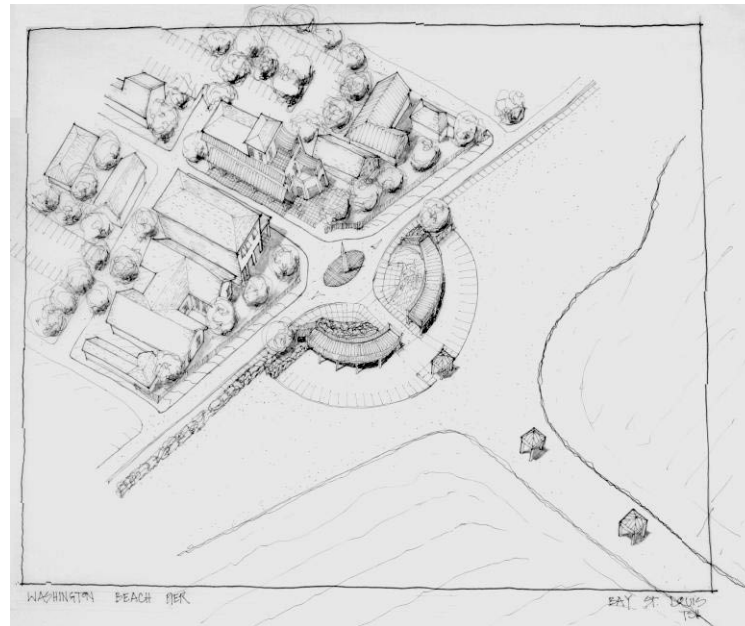
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NARRATIVE:

Rebuild and enhance the downtown, Old Town and beachfront areas, with attractive new civic spaces and amenities.



Rebuild piers and peninsulas as public amenities and neighborhood focal points



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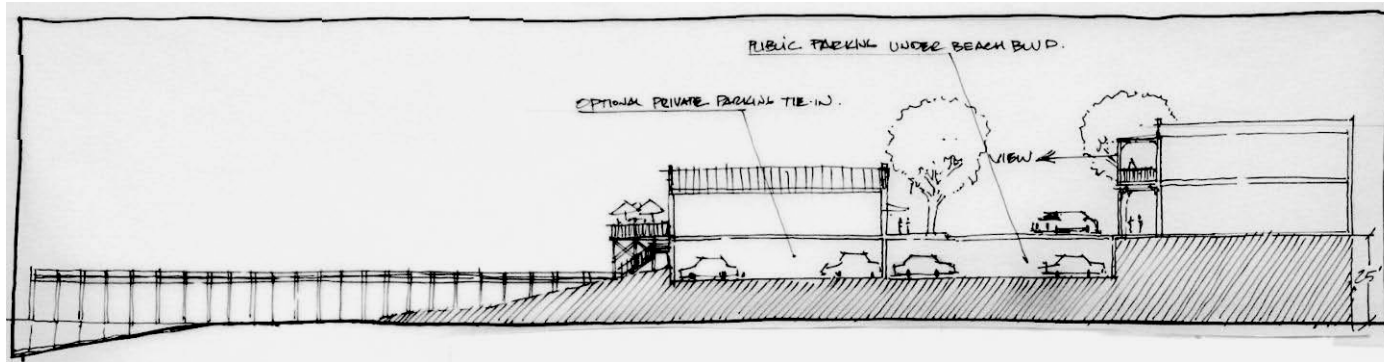
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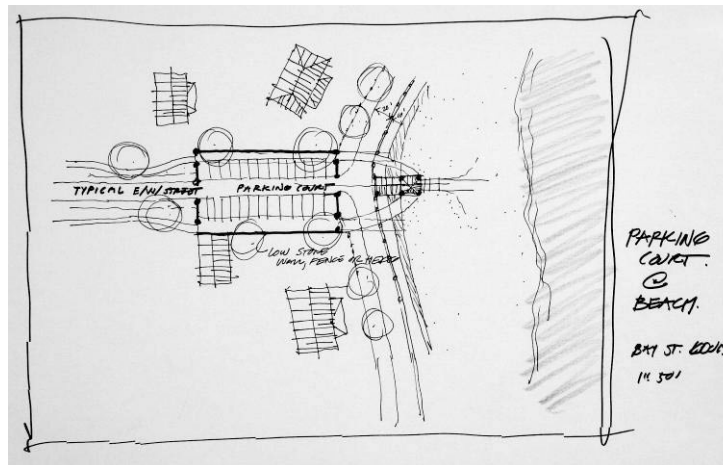
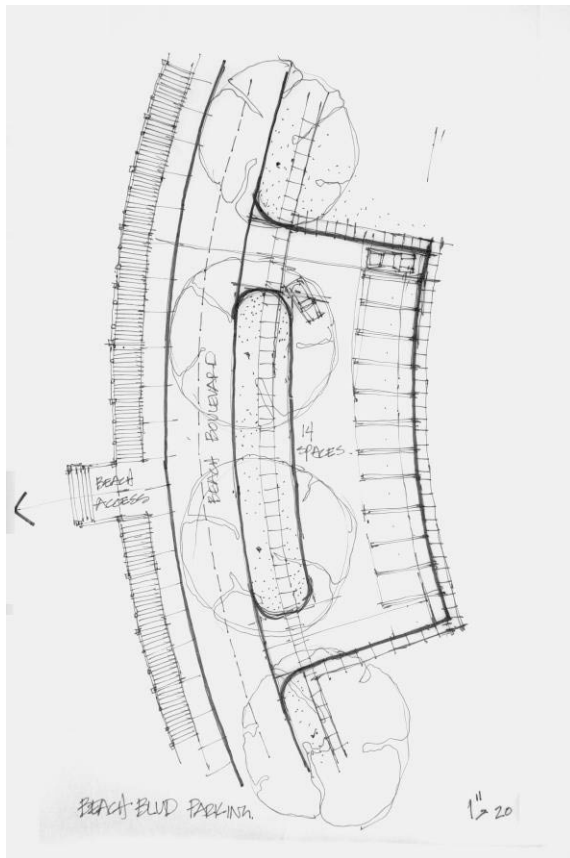
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NARRATIVE:

Rebuild and enhance the downtown, Old Town and beachfront areas, with attractive new civic spaces and amenities.



Create dispersed or hidden areas for parking





Identify and strengthen neighborhood centers and their connections

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Date

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NARRATIVE:

Create a network of walkable streets and greenspaces that ties together existing centers.



Create a connecting network of walkable streets and greenpaces

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NARRATIVE:

Create a network of walkable streets and greenpaces that ties together existing centers.



Use low-lying and unbuilt land to create a greenspace network

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NARRATIVE:

Create a network of walkable streets and greenspaces that ties together existing centers.



Add infill homes to strengthen centers and to replace homes in unbuildable locations
(Old Spanish Trail Area)

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Create a network of walkable streets and greenspaces that ties together existing centers.



Add infill homes to strengthen centers and to replace homes in unbuildable locations
(Highland Drive area)



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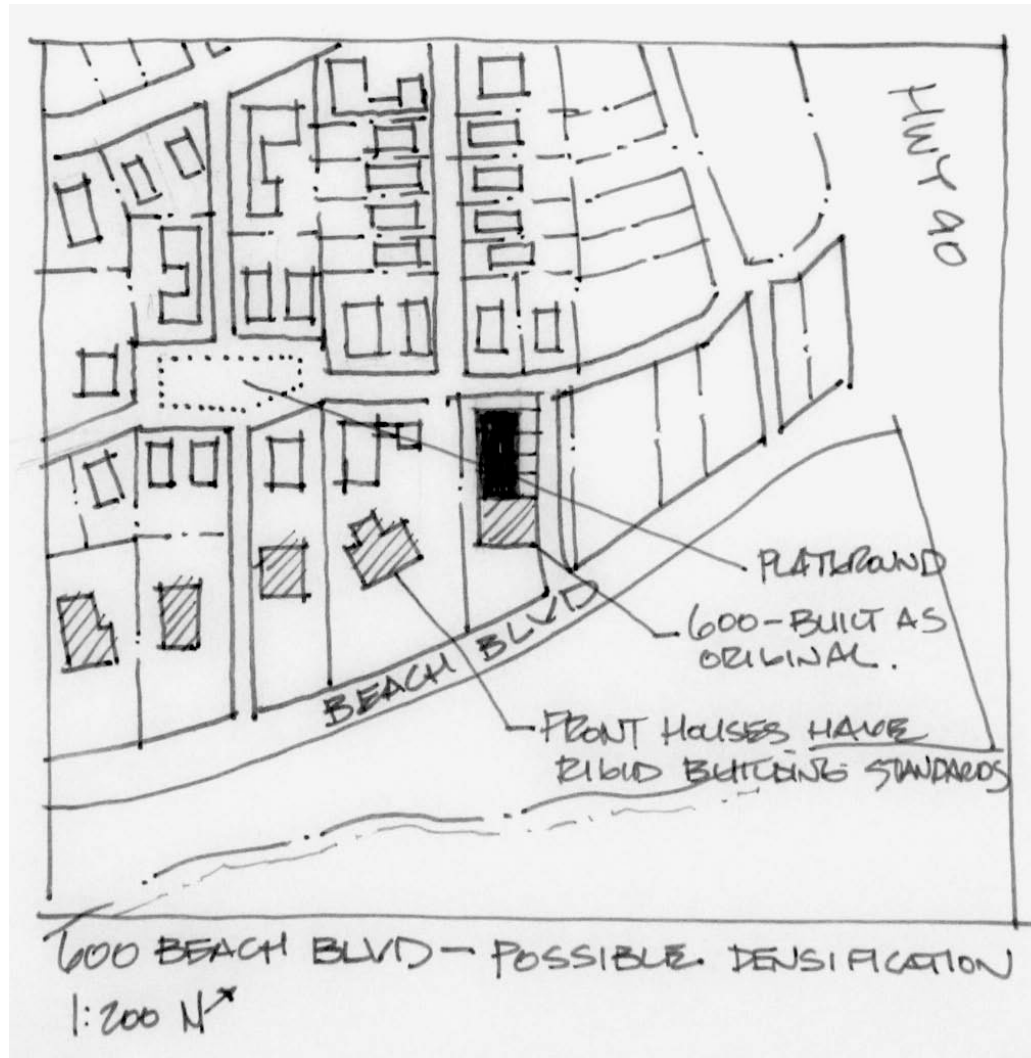
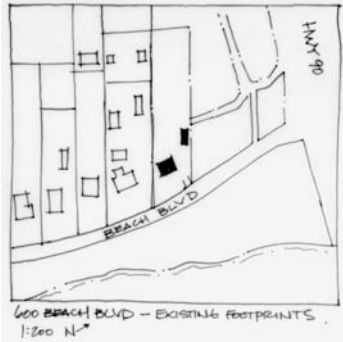
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NARRATIVE:

Rebuild the existing historic beachfront homes in a more hurricane-resistant form, and build additional resistant homes behind them.



Add backbuildings to rebuilt "front-line" homes, to help defray the cost of upgraded rebuilding



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NARRATIVE:

Rebuild the existing historic beachfront homes in a more hurricane-resistant form, and build additional resistant homes behind them.

Add backbuildings to rebuilt "front-line" homes, to help defray the cost of upgraded rebuilding and to provide additional reasonably-priced homes near the beach



Create a new “front door”, in the character of Bay Saint Louis, at Main and HWY 90



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RECOMMENDATION FOUR

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17 October 2005

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NARRATIVE:

Create a new “front door” by reconfiguring the Hwy 90 approach, and adding a new civic space.

Bay Saint Louis

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NARRATIVE:

Create a new "front door" by reconfiguring the Hwy 90 approach, and adding a new civic space.



Create a "boulevard" with attractive Bay Saint Louis-character buildings closer to the street





Consider an alternate approach to town from the Diamondhead interchange.

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NARRATIVE:

Create a new "front door" by reconfiguring the Hwy 90 approach, and adding a new civic space.

DESIGN ACTIONS:

- Rebuild and enhance the downtown, Old Town and beachfront areas, with attractive new civic spaces and amenities.
- Create a network of walkable streets and greenspaces that ties together existing centers.
- Rebuild the existing historic beachfront homes in a more hurricane-resistant form, and build additional homes behind them.
- Create a new “front door” by reconfiguring the Hwy 90 approach, and adding a new civic space.



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RECOMMENDATION FIVE

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NARRATIVE:

Consider area-specific design actions.

POLICY ACTIONS:

- Change zoning and coding to build desirable new features, to enhance local character, and to enhance economic vitality.
- Create a new “Rebuilding Resource Center” that will distribute design, construction and finance information including historic construction information.
- Develop a long-term affordable housing strategy.



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RECOMMENDATION FIVE

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NARRATIVE:

Take policy actions needed to implement the plans.

MANAGEMENT ACTIONS:

- Place emergency shelter in the actual locations where residents will return, and in configurations suitable for the future
- Provide awards and funds to modest projects that add to the character of the street or public space.



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RECOMMENDATION SIX

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NARRATIVE:

Take management actions needed to implement the plans.