



MISSISSIPPI  
RENEWAL FORUM

GOVERNOR'S COMMISSION  
RECOVERY, REBUILDING, RENEWAL

CNU CONGRESS FOR THE  
NEW URBANISM

# Gautier

Torti Gallas and Partners, Inc.

Neal Payton

Murphy Antoine

Greg Moore

Civitech, Inc.

Tony Sease

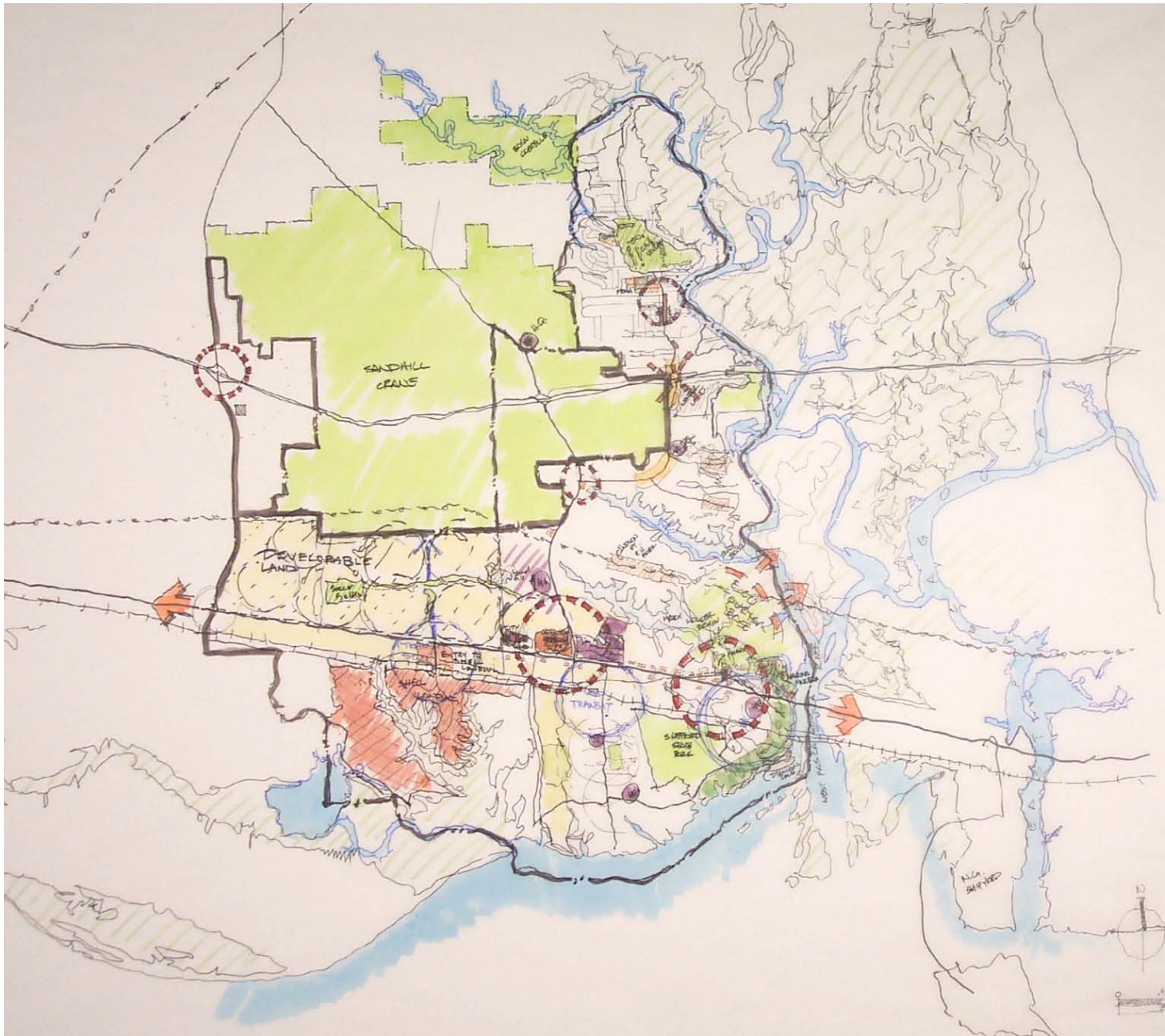
Tolar, Lebatard, Denmark, Architects, PLLC

Bruce Tolar

Jeff Elder

Greg Cantrell, Inc.

Frank Burandt



**Gautier**

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

**Site Analysis**

Drawing Title  
 Date: **October 17, 2005**  
 Name of Contact for Additional Information: **Torti Gallas and Partners**  
 E-mail address: **npayton@tortigallas.com**

NARRATIVE:



**Gautier**

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**Figure Ground Analysis**

Drawing Title

October 17, 2005

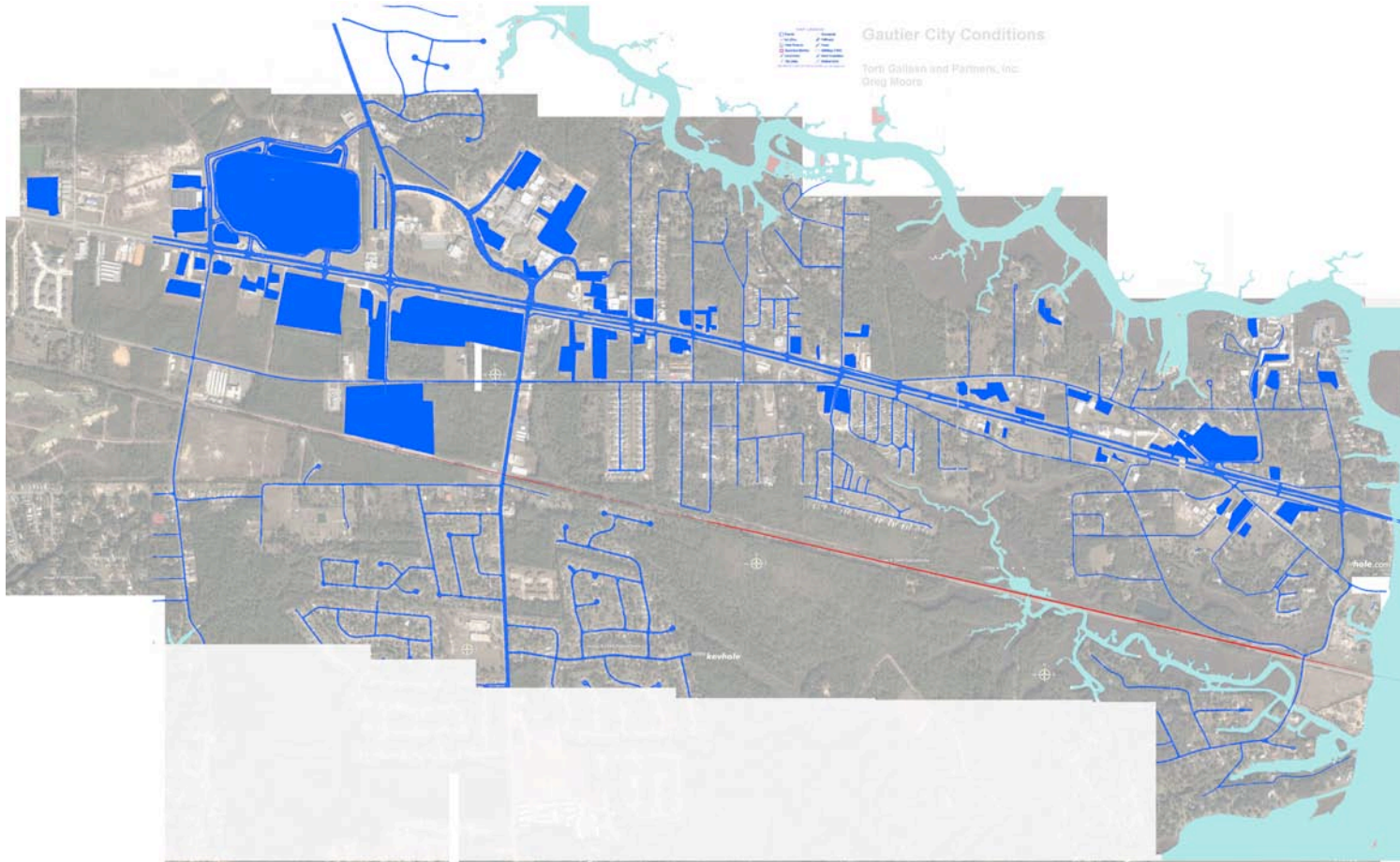
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NARRATIVE:



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**IMPLEMENTATION THROUGH**

- Design
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**Impervious Service Analysis**

Drawing Title

October 17, 2005

Torti Gallas and Partners

Name of Contact for Additional Information

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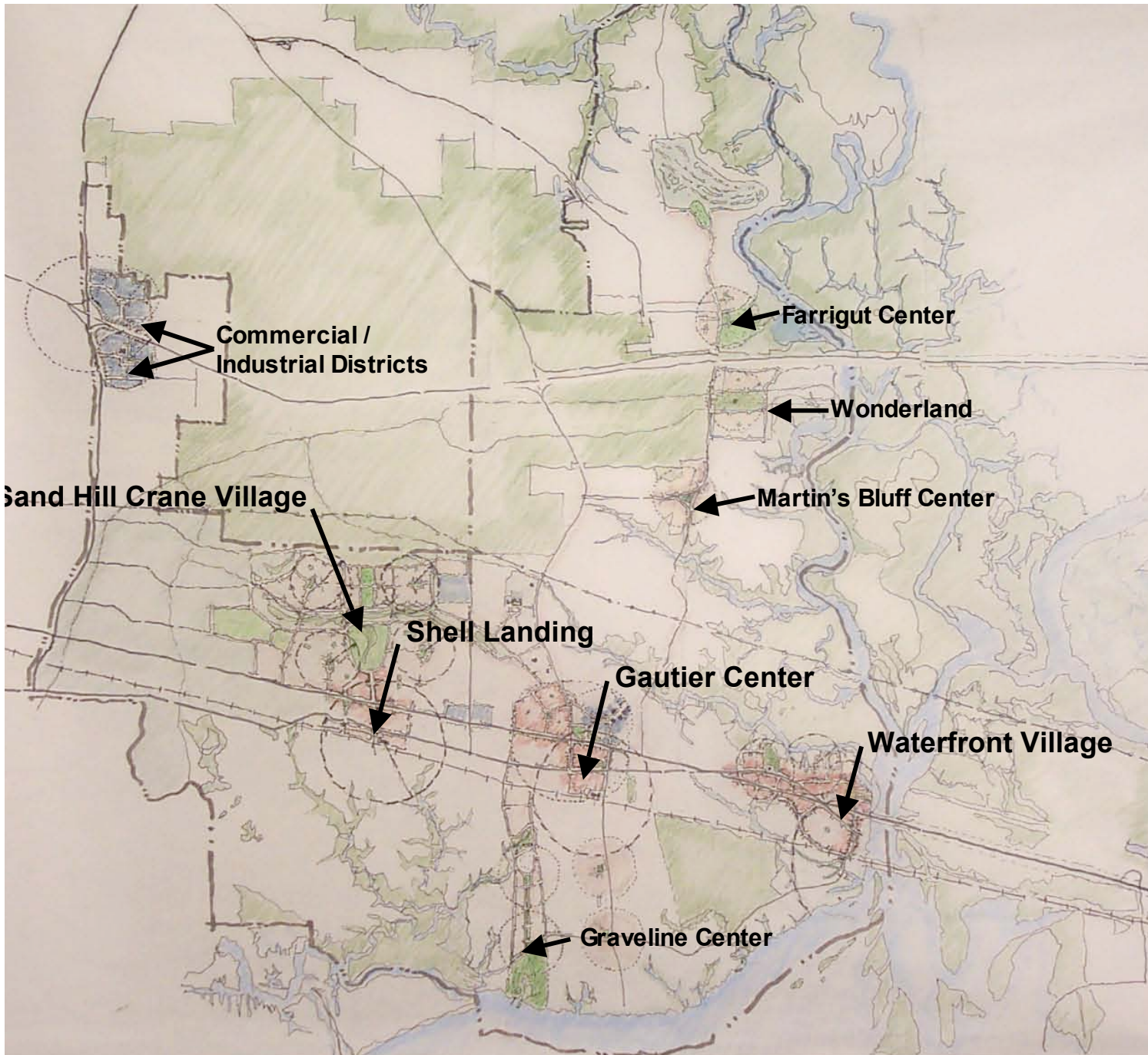
NARRATIVE:

## **Recommended Strategic Actions**

- Develop shoreline in a manner consistent with the community's ecotourism goals.
- Create a viable Town Center;
- Establish new neighborhood centers,
- Provide greater connectivity between new centers, proposed light rail stops and US-90.
- Preserve and enhance and expand park lands to provide public access to water
- Redevelop De La Pointe into a main street adjacent to the City Park
- Provide industrial and commercial development opportunities at I-10 and US-57

## Recommended Strategic Actions

- Gautier Center: Mall retrofit, frontage for the community college campus, Mullet Festival Town Common, light rail stop
- Graveline Center and connection to public park on Mississippi Sound
- Farrigut Neighborhood Center
- Ward 5 (north side): New connectivity and infill
- New T.O.D./ greenfield development connected to Shell Landing
- Greenway engagement with Sand Hill Crane Park



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**IMPLEMENTATION THROUGH**

- Design
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- Management

**Neighborhood Structure**

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

**NARRATIVE:**

Three potential villages made up of several neighborhoods each, have been identified for development along the proposed light rail line, while additional neighborhood center are possible in the north and south. This structure proposes infilling existing areas, and redevelopment of the shopping mall

# Gautier Center



## Gautier

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### URBAN SCALE

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### IMPLEMENTATION THROUGH

- Design
- Policy
- Management

### Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Date

Neal Payton

Name of Contact for Additional Information

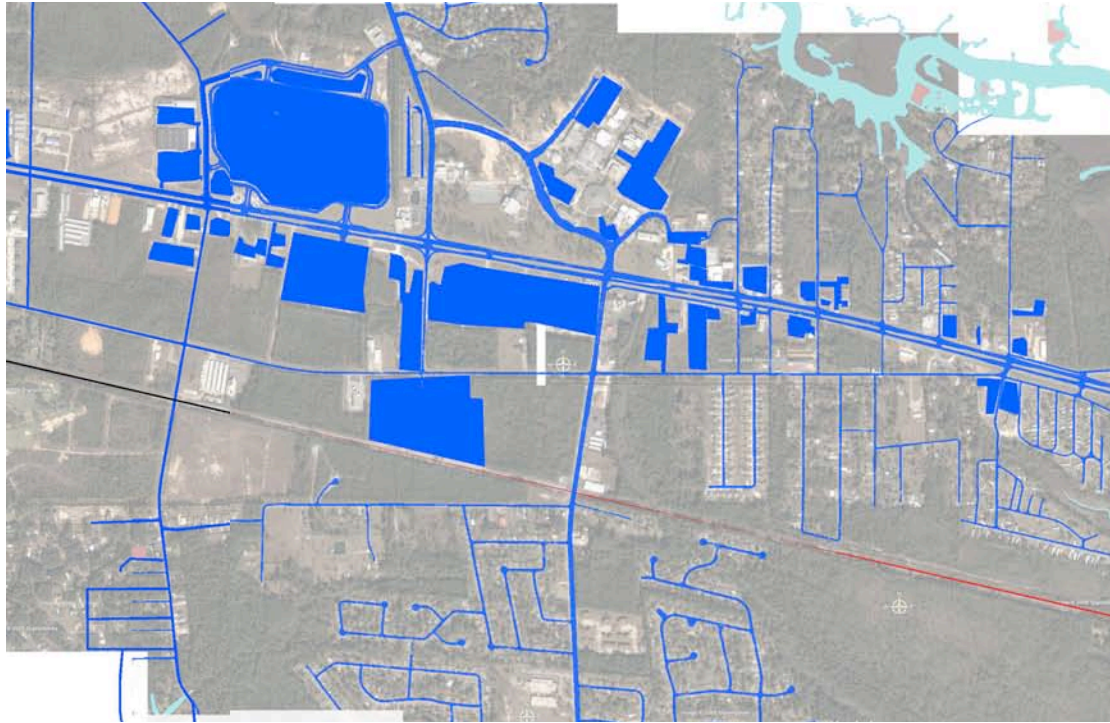
npayton@tortigallas.com

E-mail address

### NARRATIVE:

The Gautier waterfront can be developed in the tradition of fishing villages, inspired by the fish camps that once occupied this area. The appeal of this "vernacular" style of housing will attract buyers who want something other than the typical high-rise condo.





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**IMPLEMENTATION THROUGH**

- Design
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**Impervious Surface-Center**

Drawing Title

October 17, 2005

Date

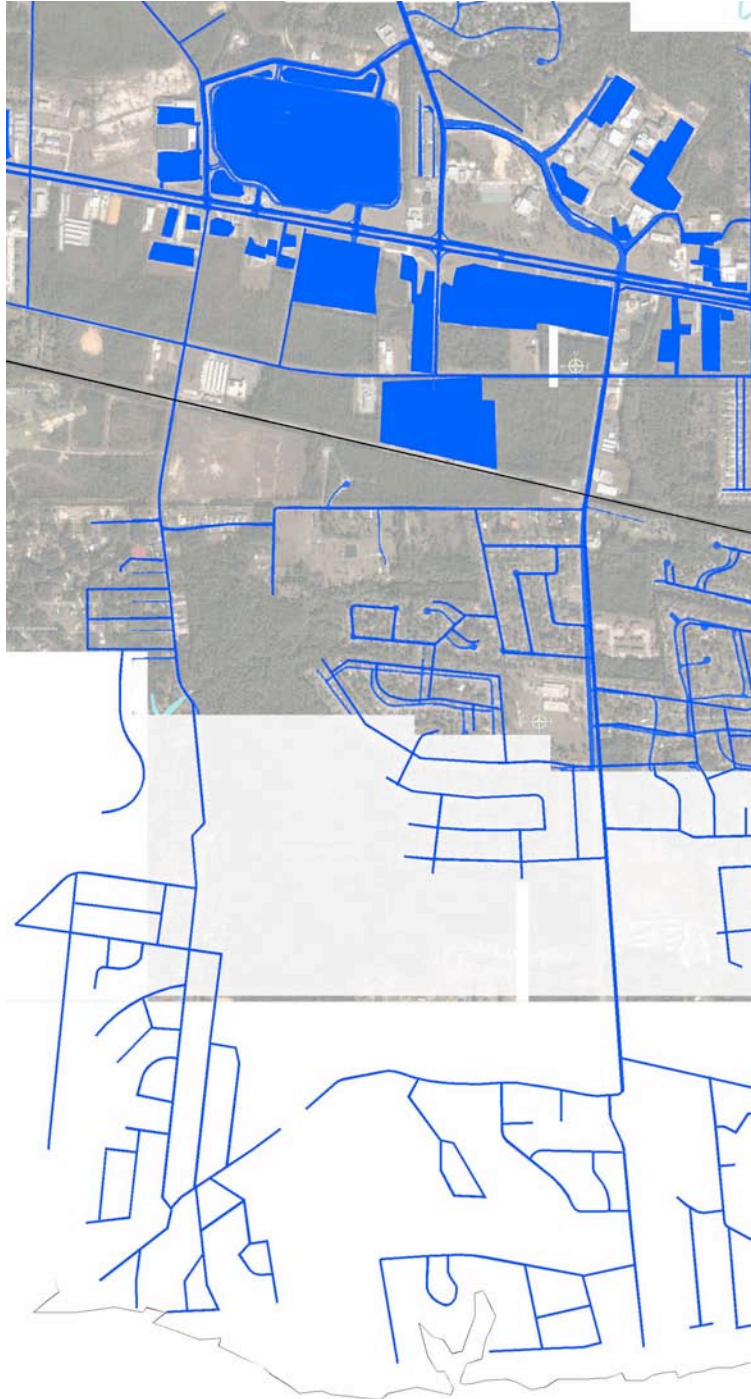
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NARRATIVE:



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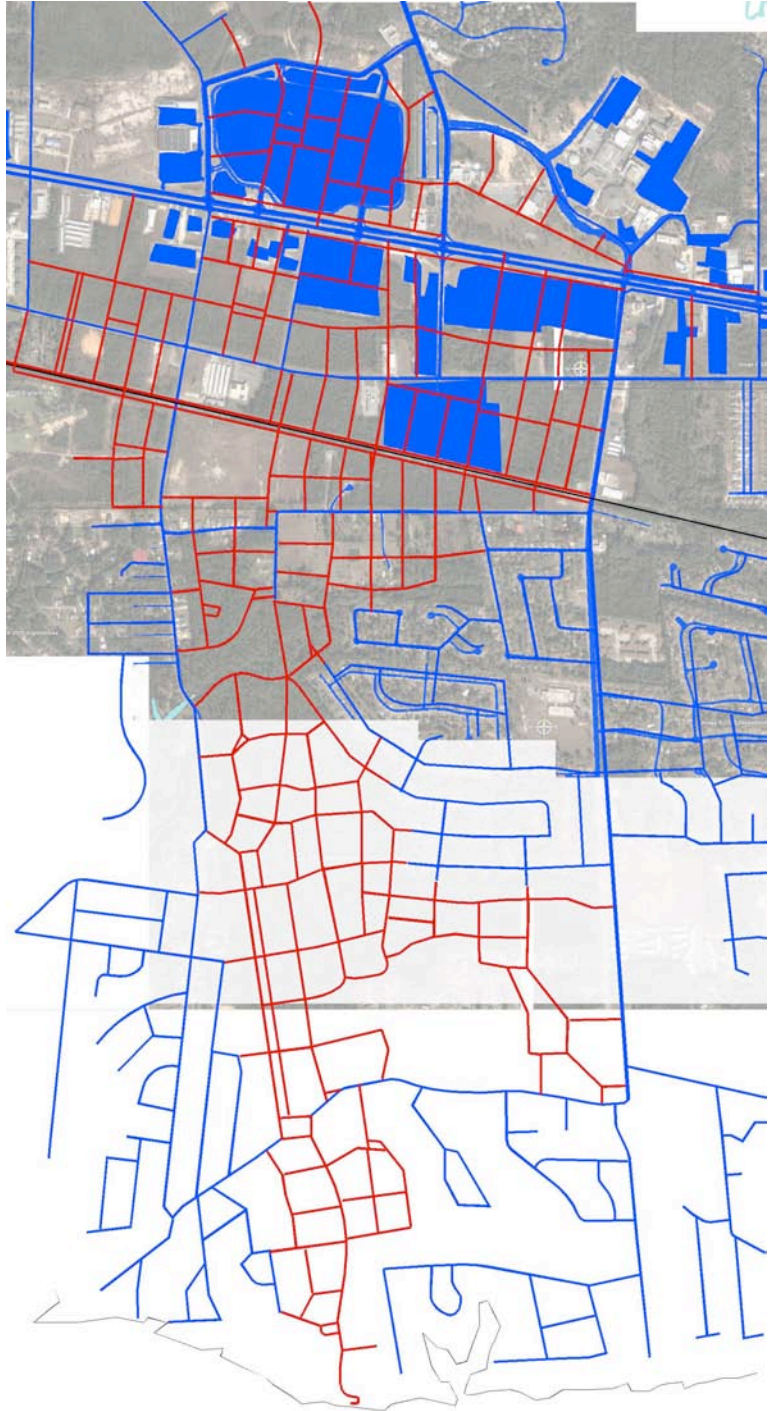
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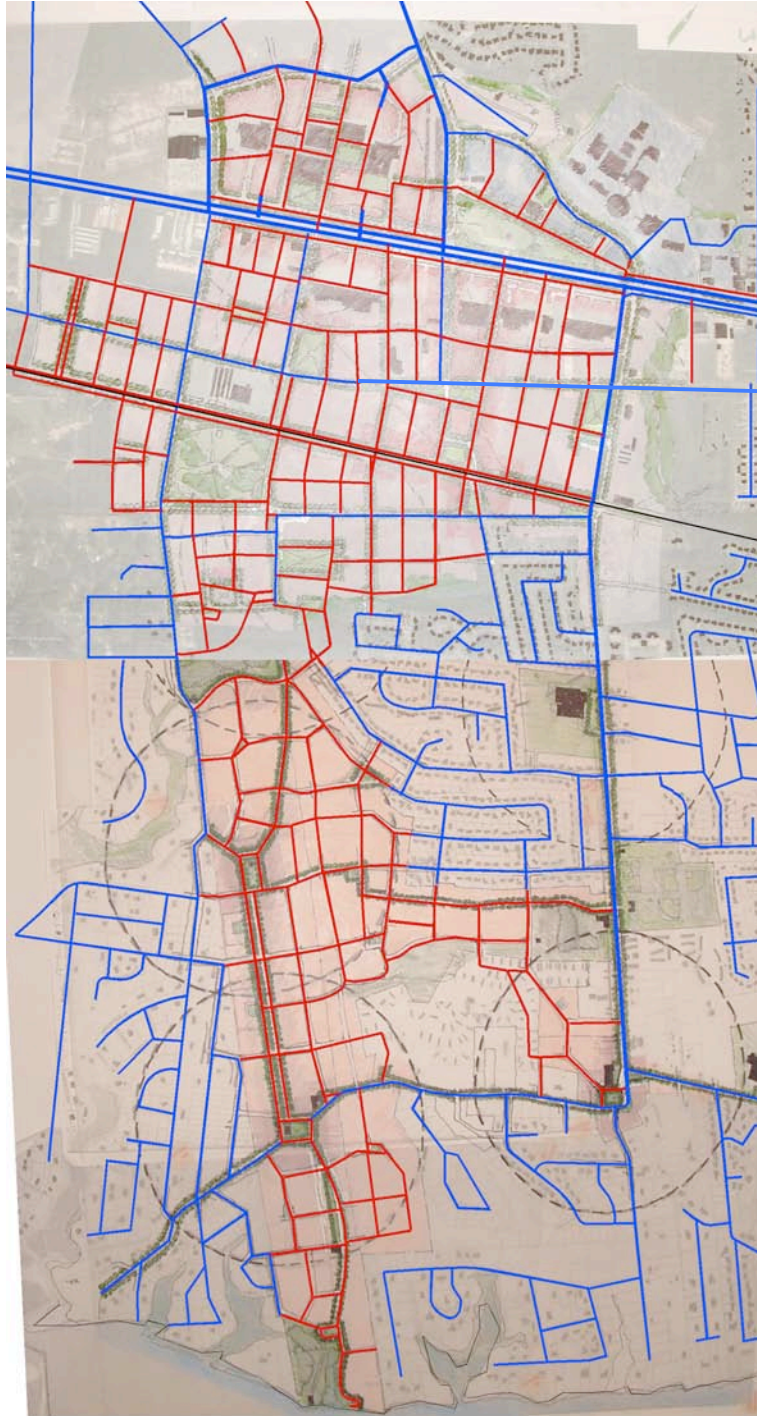
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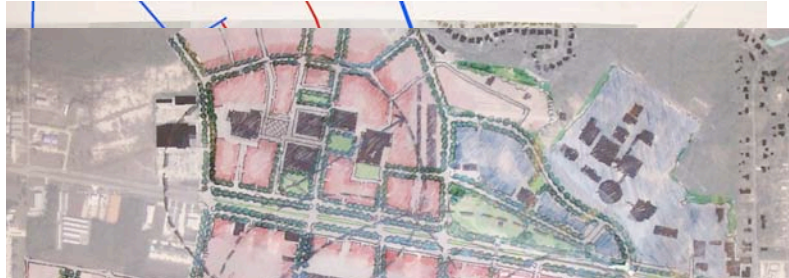
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**Plan of Gautier Center**

Drawing Title

October 17, 2005

Neal Payton

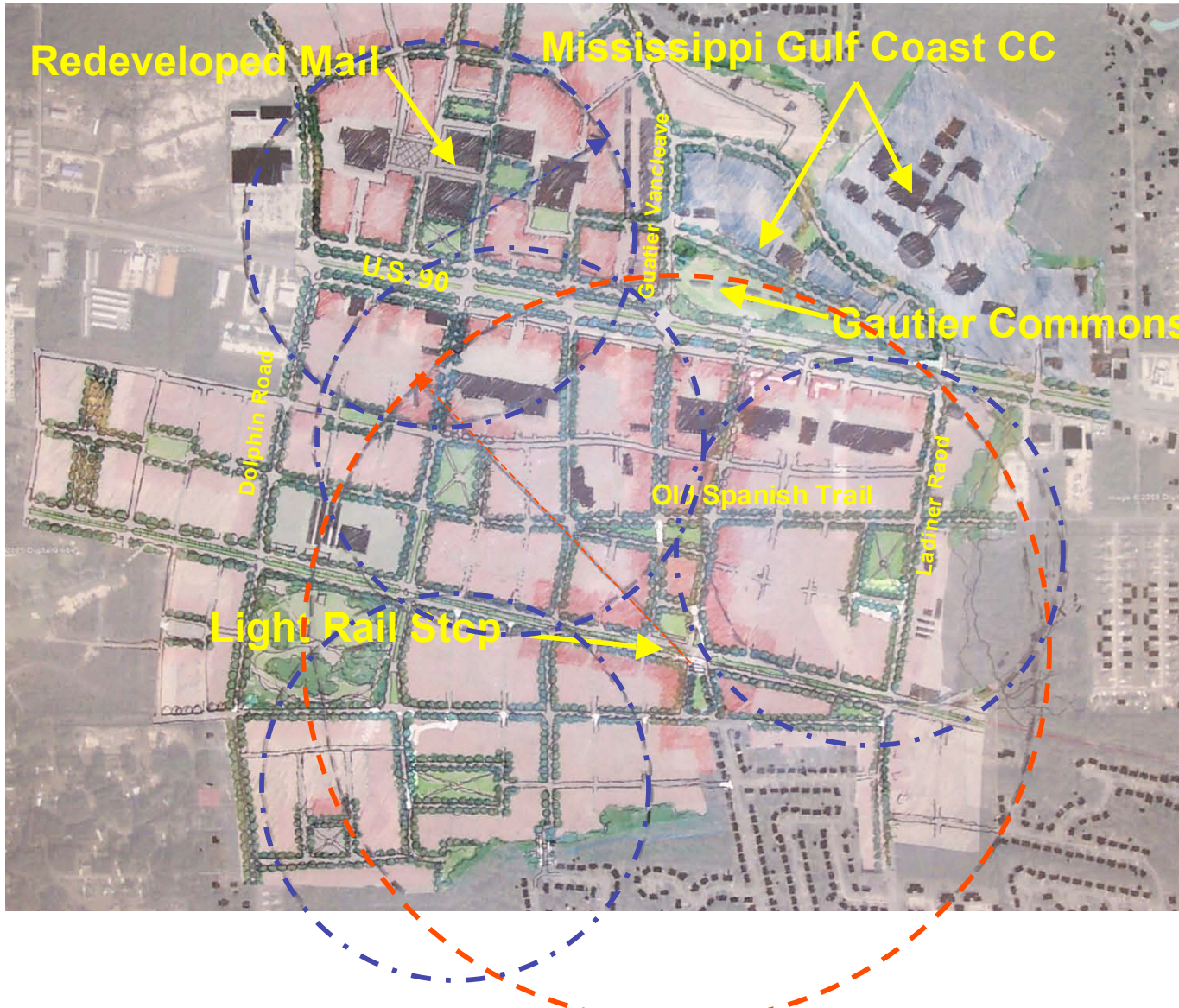
Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

**NARRATIVE:**

The redevelopment of Singing River Mall involves leaving the anchor stores but re-weaving a network of streets through the property. Filling out land in front of Gulf Coast CC with educational and mixed-use structures will allow enclosure of a great civic space for the City.





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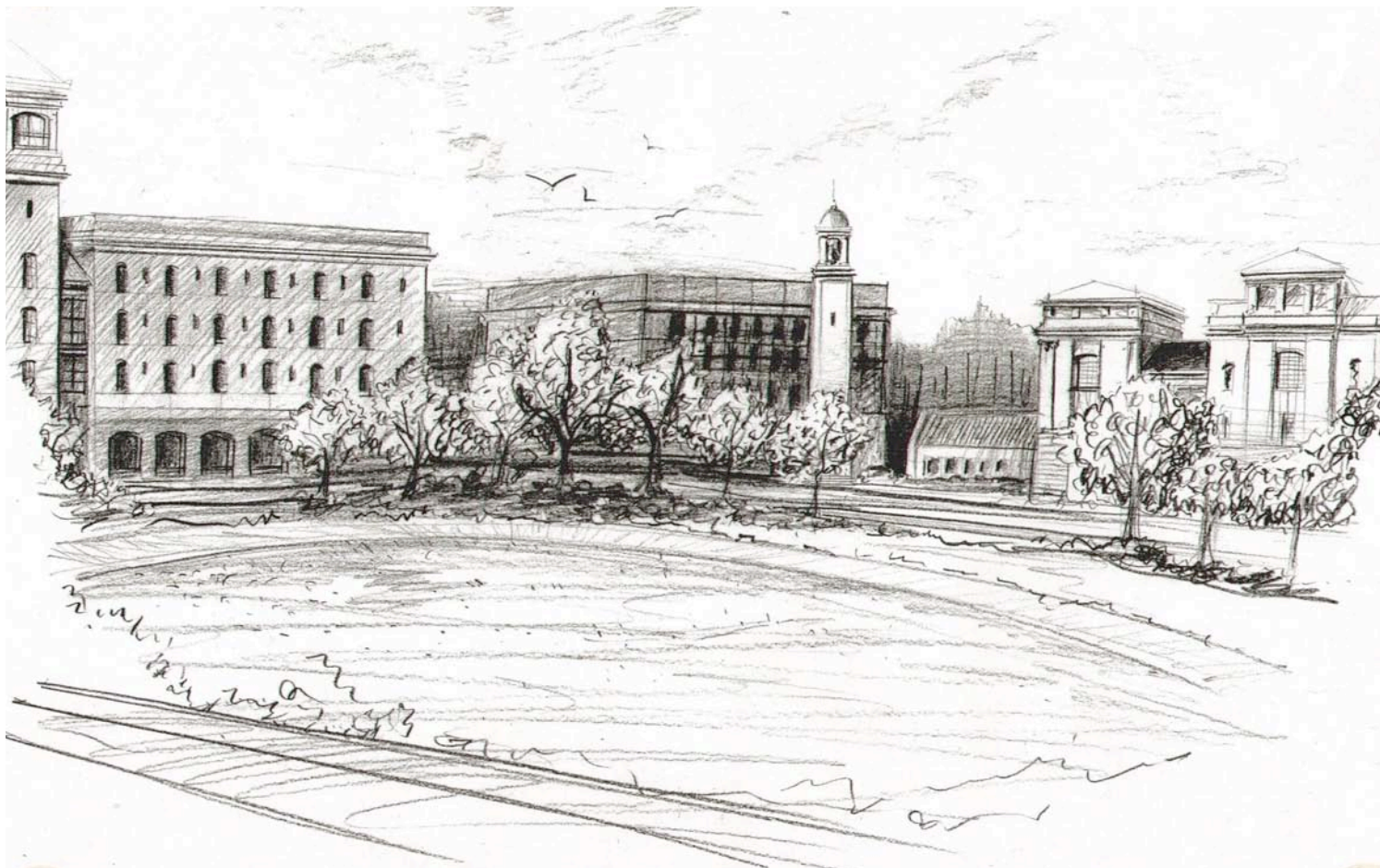
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**NARRATIVE:**



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**View of Gautier Commons**

Drawing Title  
Date  
October 17, 2005  
Neal Payton  
Name of Contact for Additional Information  
npayton@tortigallas.com  
E-mail address

**NARRATIVE:**  
As the Mall is redeveloped and the Community College develops its front edge, a Civic Space will be created, a centerpiece for celebrations like the Mullet Festival, or for more casual recreation. Upon encountering this space the visitor will know that they have found the Center of Gautier



Gautier

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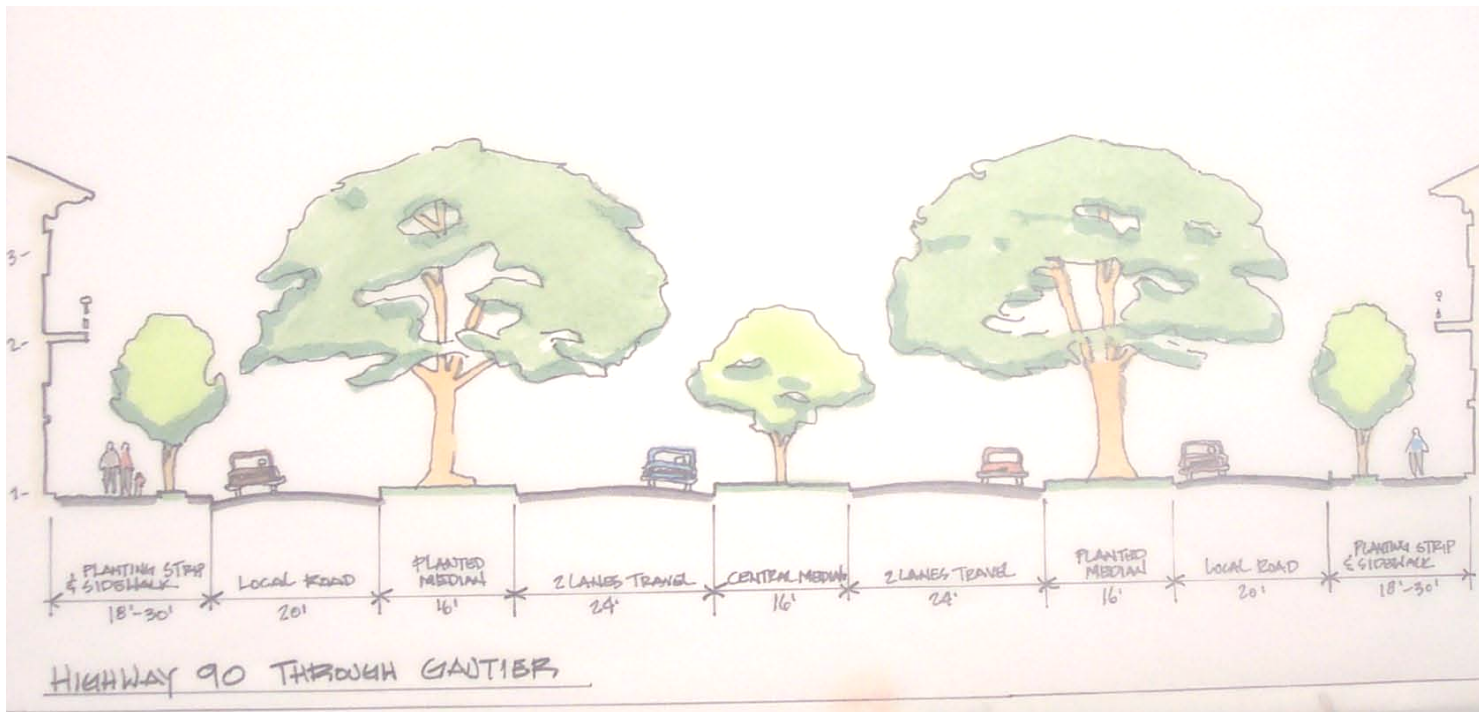
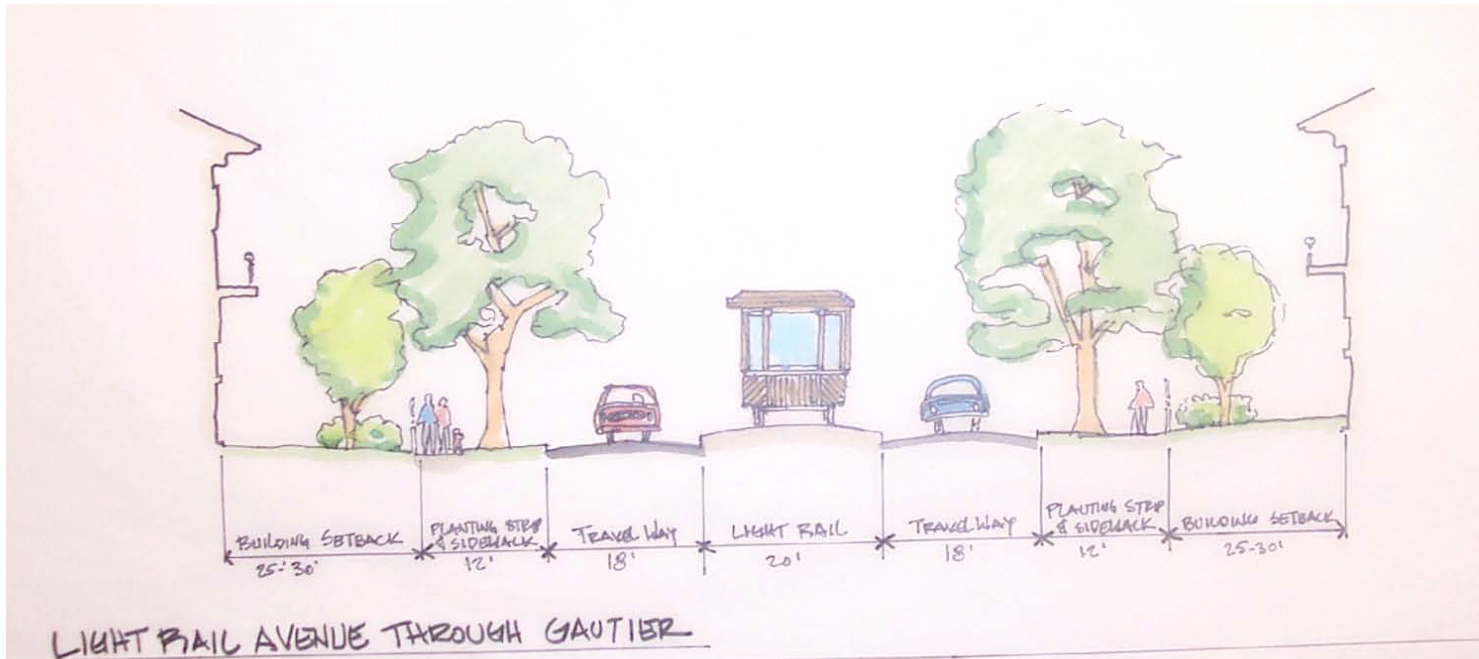
Drawing Title

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NARRATIVE:



# Waterfront Village



## Gautier

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### IMPLEMENTATION THROUGH

- Design  
 Policy  
 Management

### Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

### NARRATIVE:

The Gautier waterfront can be developed in the tradition of fishing villages, inspired by the fish camps that once occupied this area. The appeal of this "vernacular" style of housing will attract buyers who want something other than the typical high-rise condo.



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Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

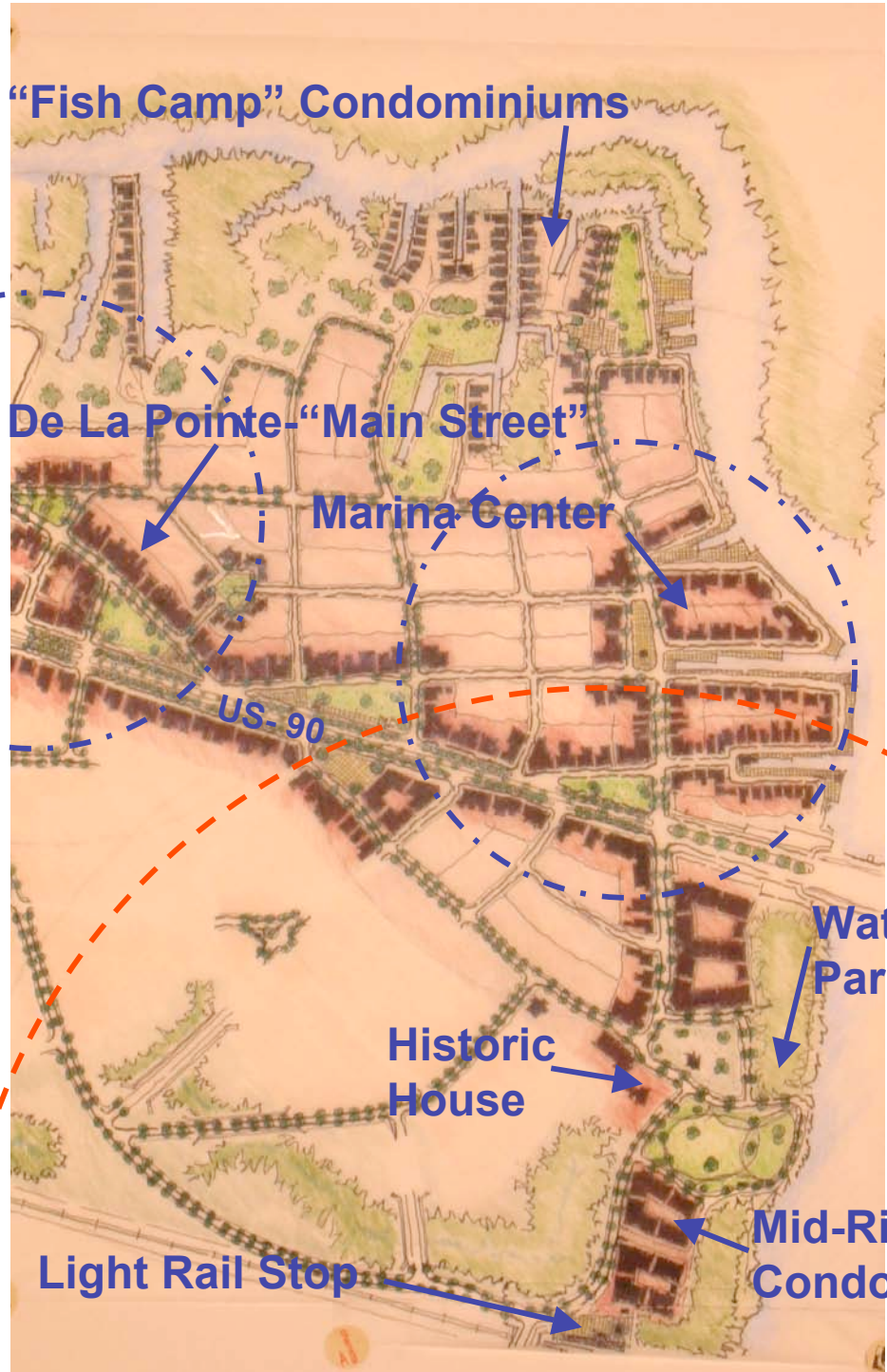
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NARRATIVE:



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Waterfront Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

One of three potential light-rail stops, this village includes a low-rise neighborhood on the water north of US-90, a mid-rise area condominium and waterfront park opportunity south of US-90 and a redevelopment of De La Pointe Drive

**Gautier**

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 Neighborhood, District, Corridor  
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**IMPLEMENTATION THROUGH**

- Design  
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**Sketch of De La Pointe**

Drawing Title

October 17, 2005

Bruce Tolar and Neal Payton

Name of Contact for Additional Information

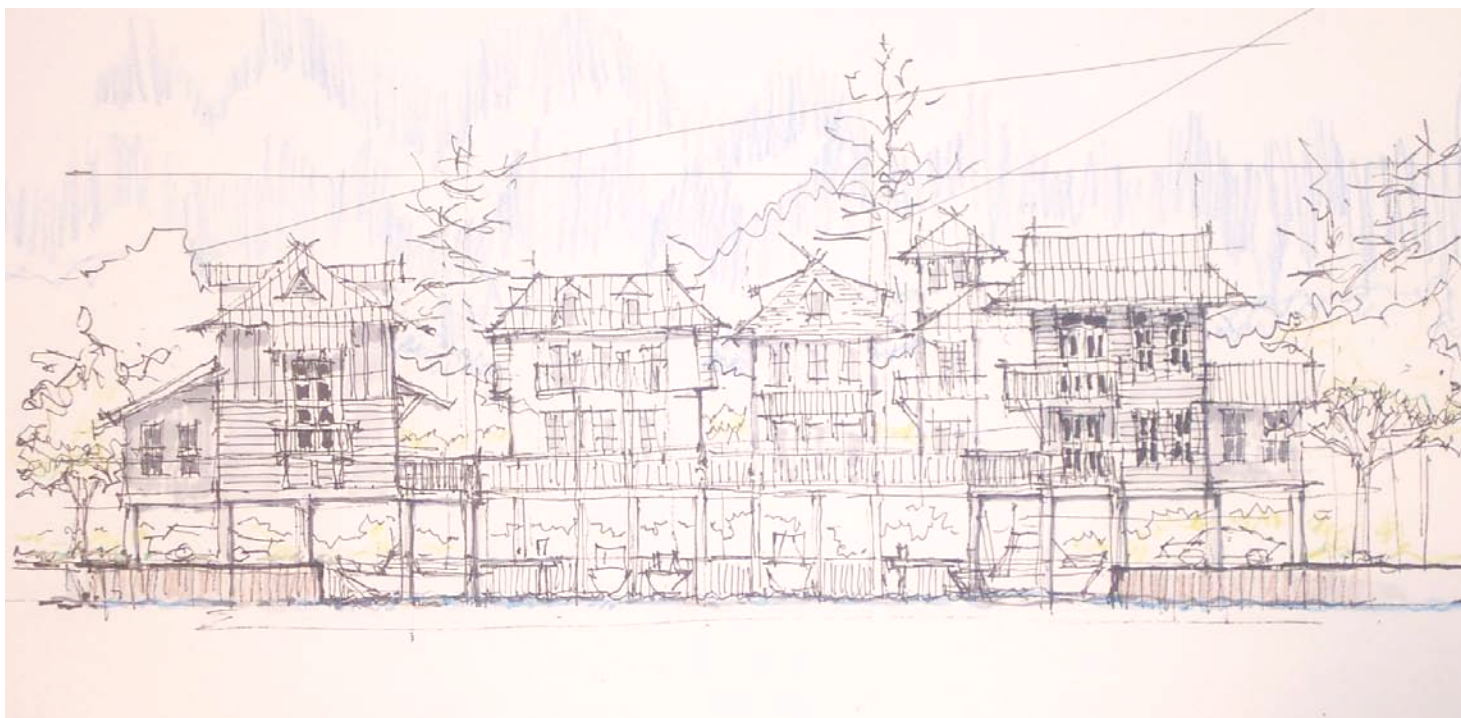
npayton@tortigallas.com

E-mail address

**NARRATIVE:**

As De La Pointe Drive redevelops over time it can become a real "Main Street" with stores fronting the sidewalk, and residences or offices above. The street provides access to the City Park with views of Mary Walker Bayou





**Gautier**

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**IMPLEMENTATION THROUGH**

- Design
- Policy
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**Sketch of "Fish Camp" Village**

Drawing Title

October 17, 2005

Bruce Tolar and Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

**NARRATIVE:**

The tradition of Gautier's fish camps has inspired a concept for occupying the water's edge at Mary Walker Bayou. Individual houses and can be free-standing or attached by a continuous boardwalk. Retail space can occupy the boardwalk level





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**IMPLEMENTATION THROUGH**

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**View of Waterfront Village**

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

**NARRATIVE:**

In keeping with the aspirations of Gauthier to develop ecotourism, the waterfront can be built in the vernacular tradition of fishing villages, inspired by the fish camps that once occupied this area.



**Gautier**

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**View of Waterfront Village**

Drawing Title

October 17, 2005

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**NARRATIVE:**

In keeping with the aspirations of Gauthier to develop ecotourism, the waterfront can be built in the vernacular tradition of fishing villages, inspired by the fish camps that once occupied this area.



# Shell Landing



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### Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

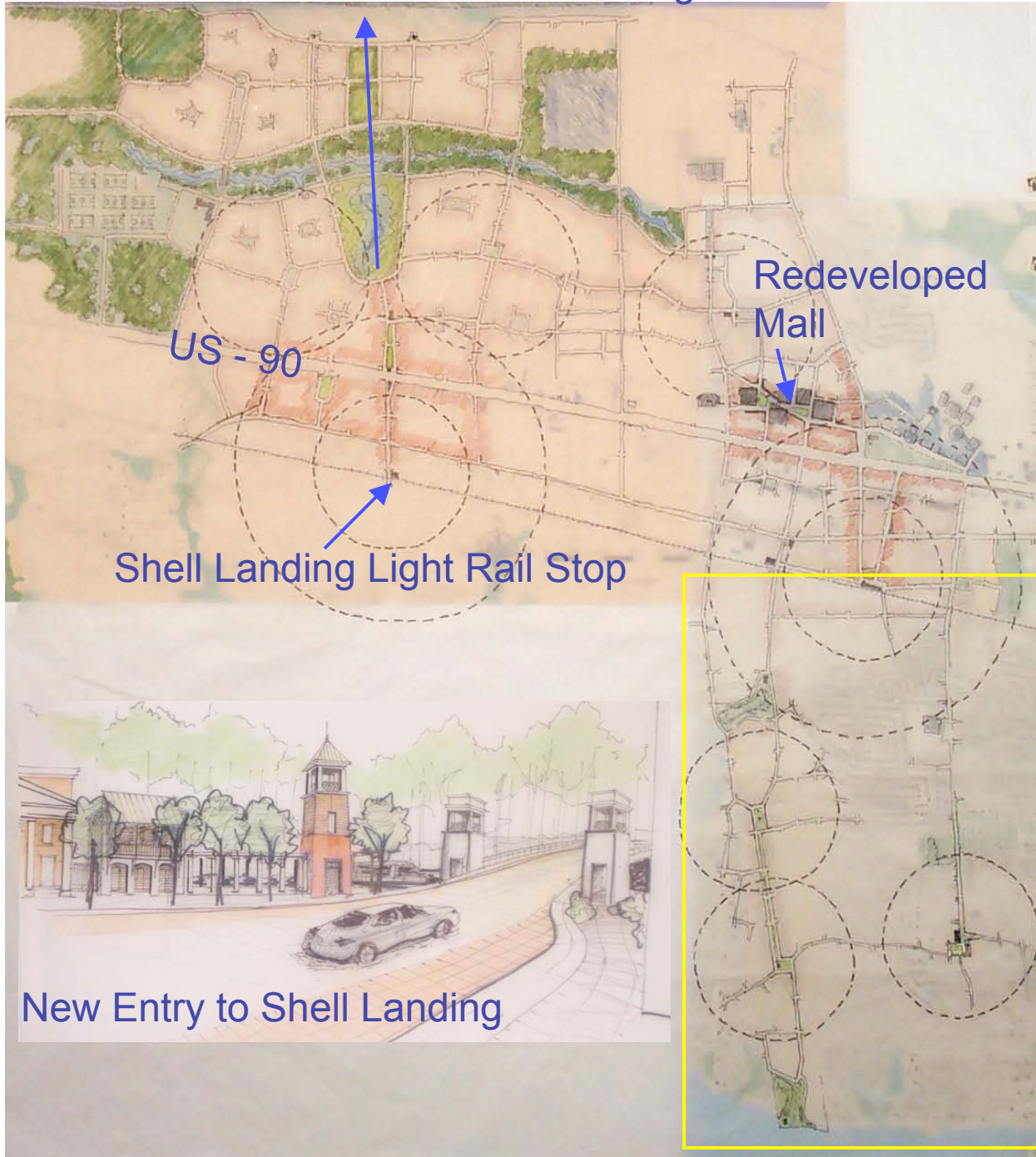
npayton@tortigallas.com

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### NARRATIVE:

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# To Sand Hill Crane Wildlife Refuge



## Gautier

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### IMPLEMENTATION THROUGH

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## Sand Hill Crane Village

Drawing Title

October 17, 2005

Date

Neal Payton

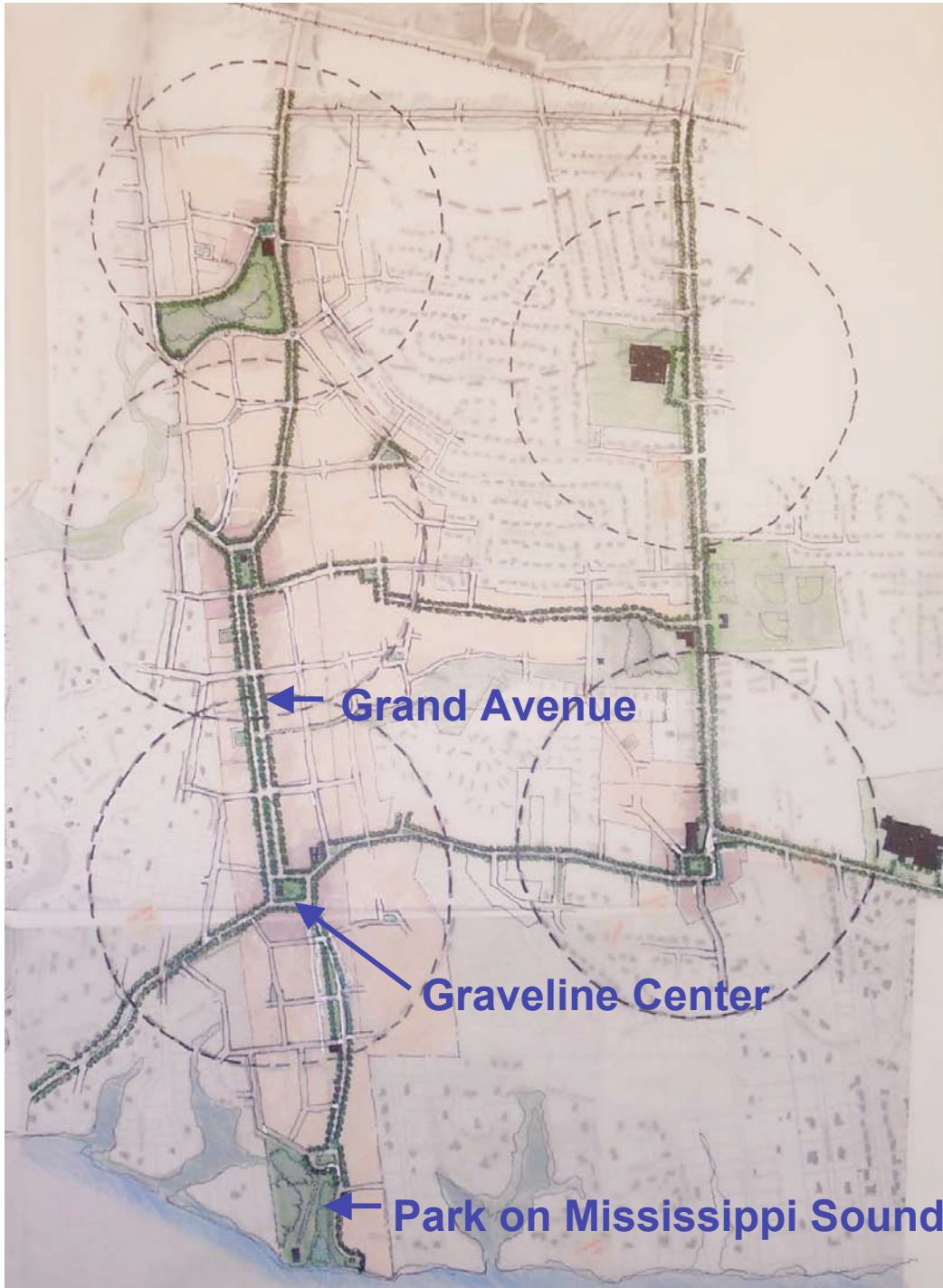
Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

### NARRATIVE:

Gautier has tremendous potential for growth in areas west of Gautier Center. A new set of neighborhoods linking Shell Landing's Main Street entry north to Sand Hill Crane Wildlife Refuge is organized around a central park and a cross axial stream valley



**Gautier**

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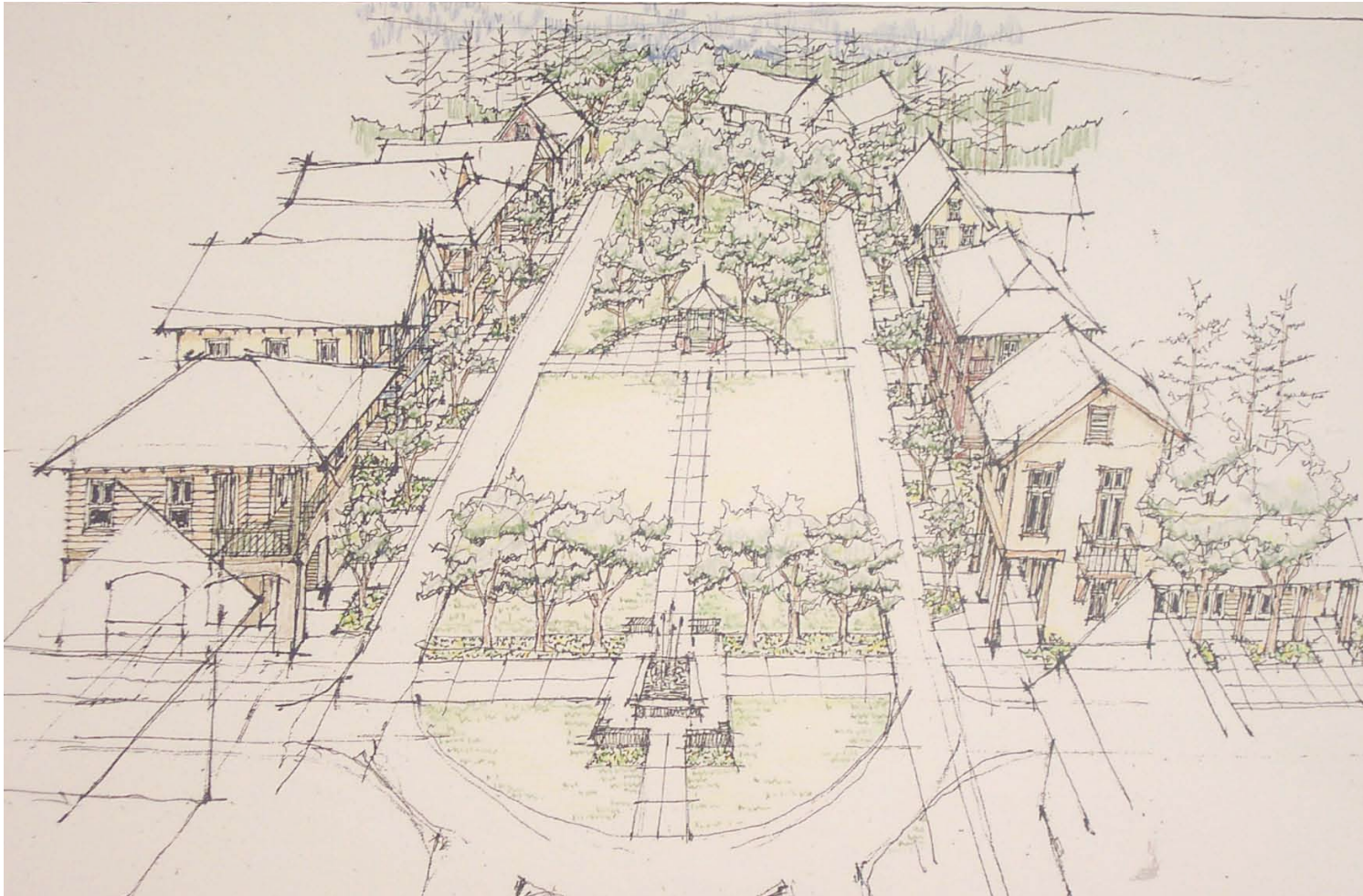
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NARRATIVE:



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**IMPLEMENTATION THROUGH**

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Drawing Title

Date

Name of Contact for Additional Information

E-mail address

**NARRATIVE:**

# North Side



## Gautier

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### IMPLEMENTATION THROUGH

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### Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

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**Neighborhood Structure**

Drawing Title

October 17, 2005

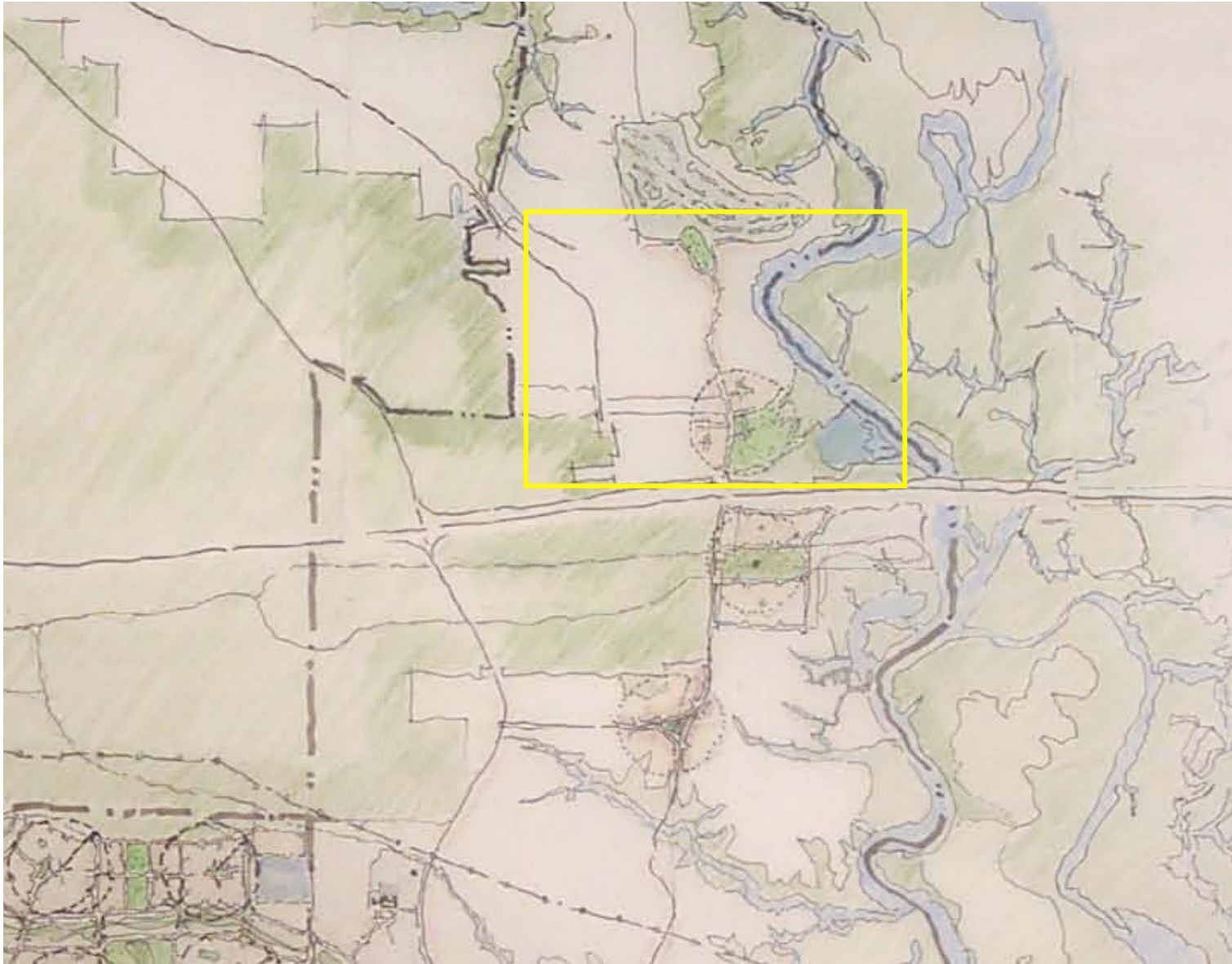
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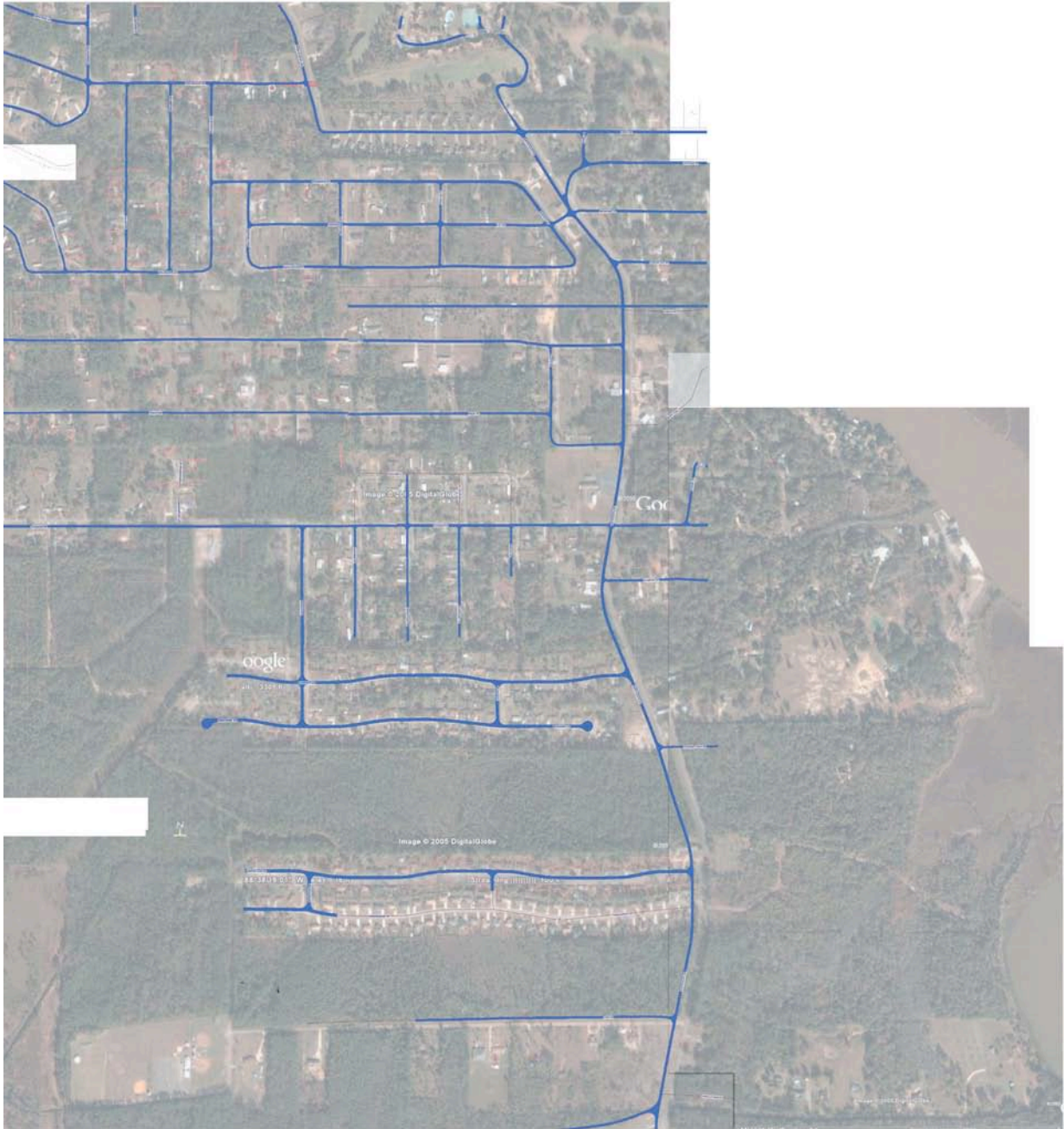
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NARRATIVE:





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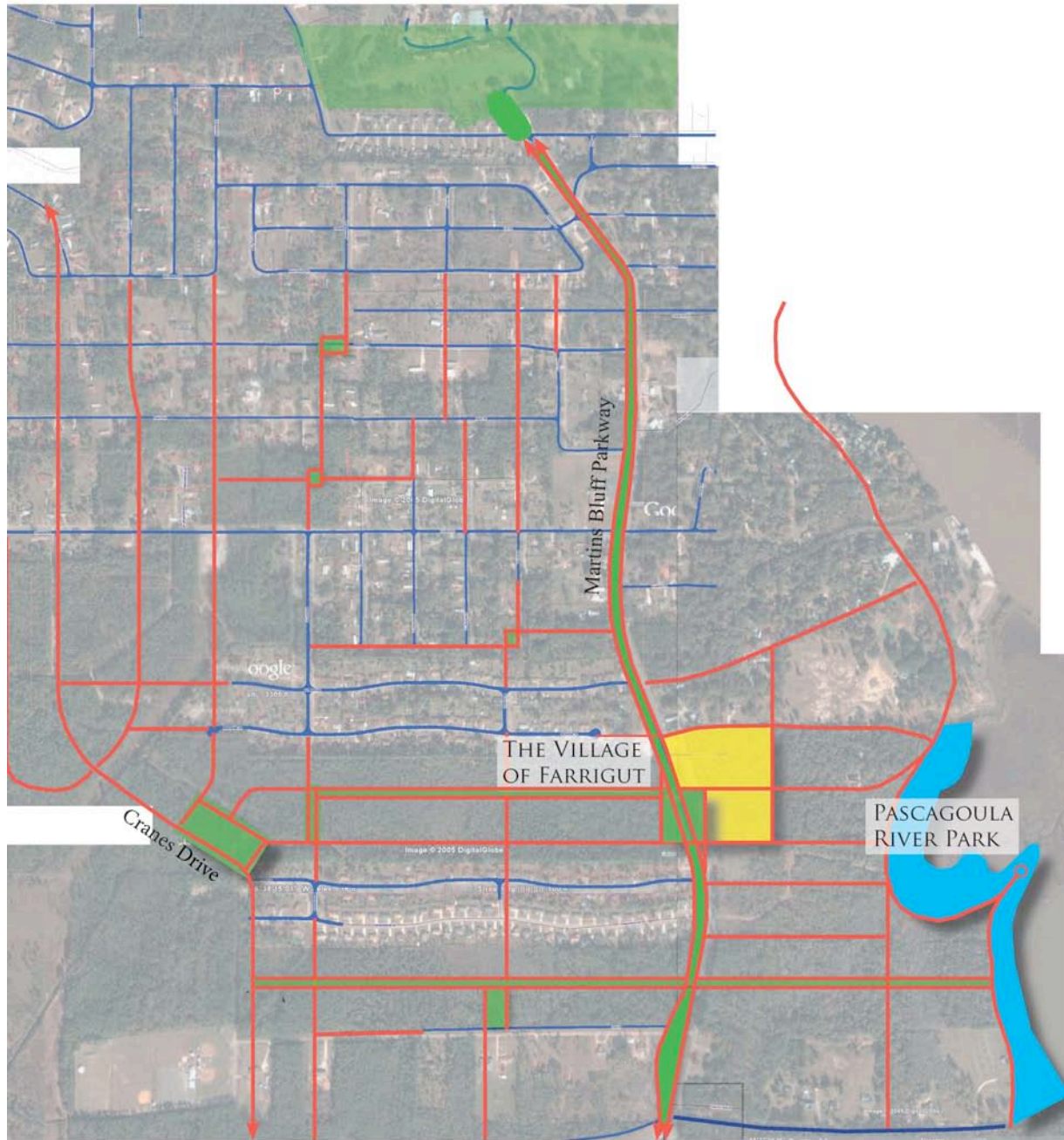
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**NARRATIVE:**

\_\_\_\_\_





Existing Streets      New Streets

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**Diagram of Old and New Streets in North Side**

October 17, 2005

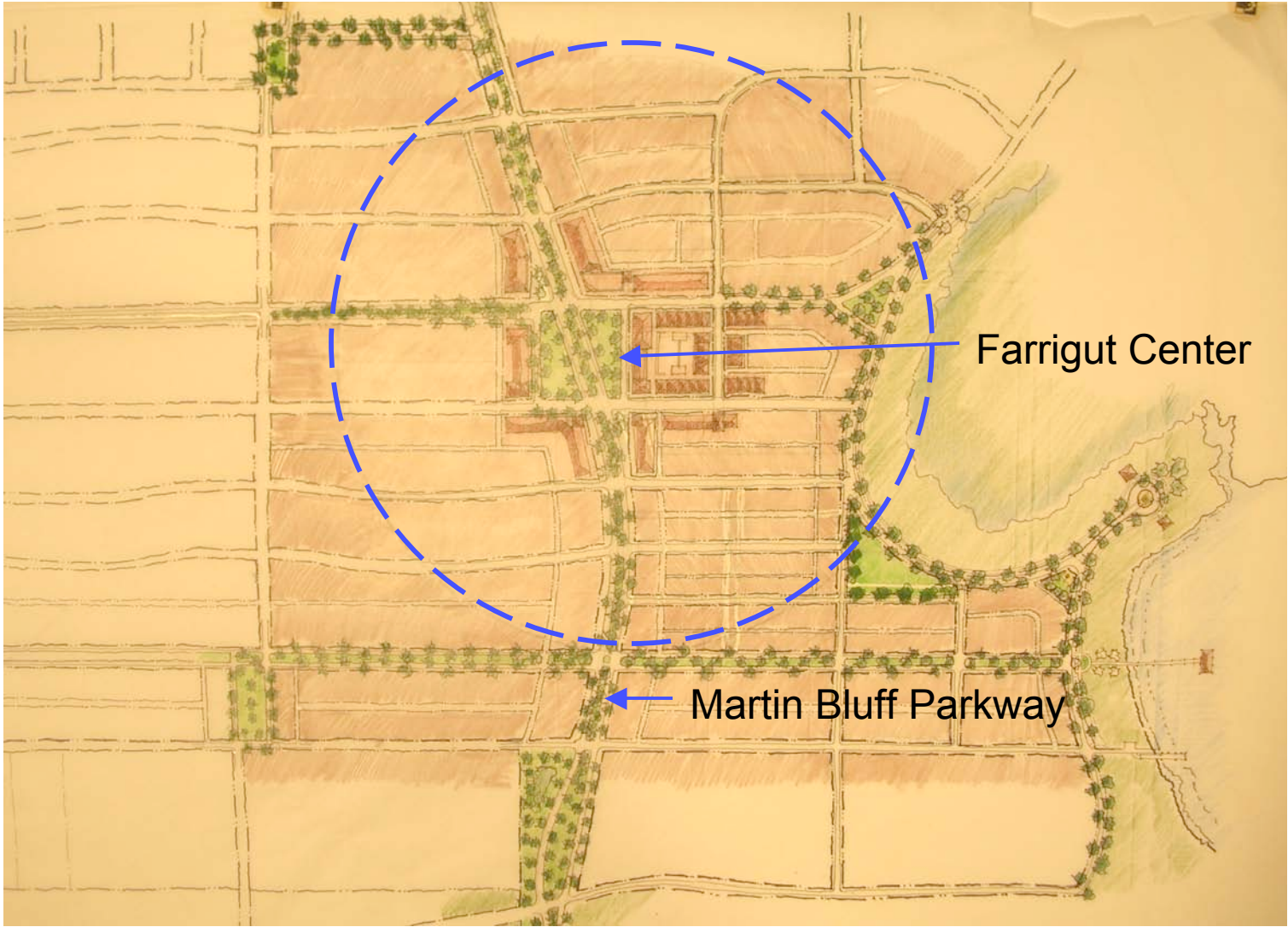
Neal Payton

Name of Contact for Additional Information  
 npayton@tortigallas.com

E-mail address

**NARRATIVE:**

Relieving the dangerous and overcrowded conditions of Martin Bluff Road can be accomplished by reweaving a network of new streets within partially existing areas providing new lots for housing and greater interconnectivity. A new neighborhood center would provide convenience for the third of City residents who live north of I-10



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## Recommended Strategic Actions

- Develop shoreline in a manner consistent with the community's ecotourism goals.
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- Provide industrial and commercial development opportunities at I-10 and US-57

*Waterfront Village  
Gautier, Mississippi*

*Martenne Cusato '05*

Gautier

## Recommended Strategic Actions



Gautier

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- Graveline Center and connection to public park on Mississippi Sound
- Farrigut Neighborhood Center
- Ward 5 (north side): New connectivity and infill
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*Waterfront Village  
Gautier, Mississippi*

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Gautier

