

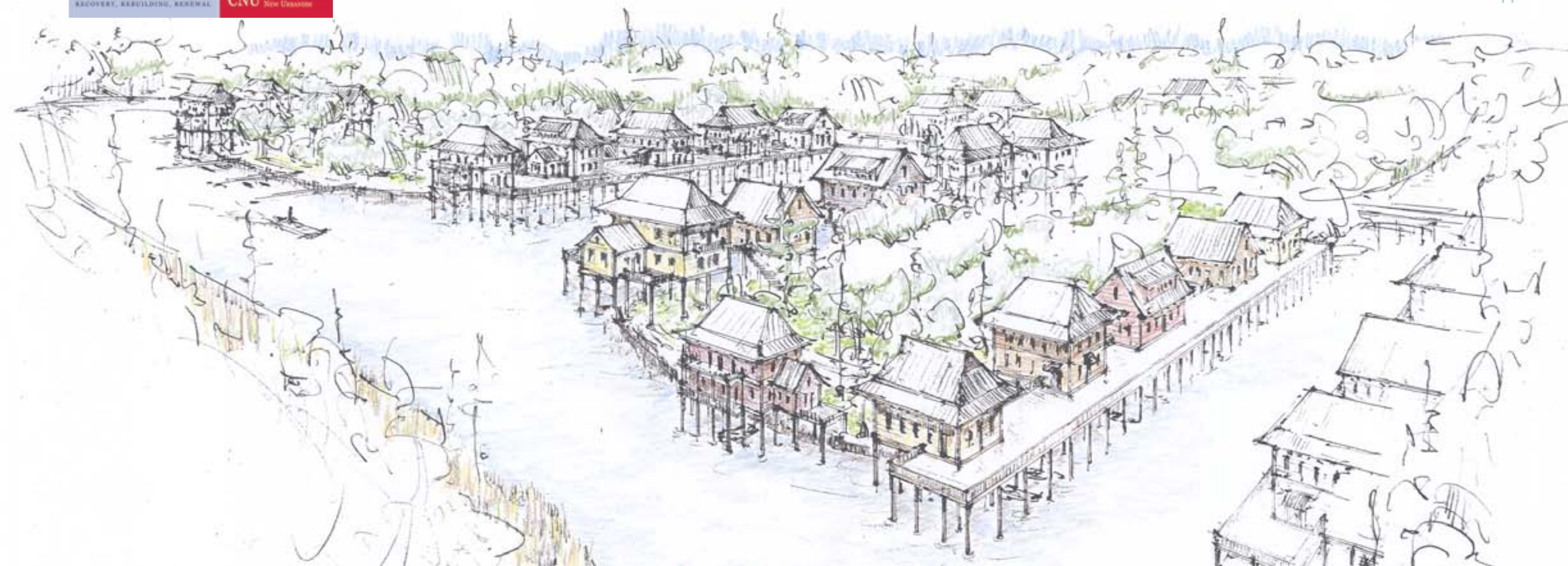
MISSISSIPPI
RENEWAL FORUM

GOVERNOR'S COMMISSION
RECOVERY, REBUILDING, RENEWAL

CNU *Committee for the
New Urbanism*

CITY OF GAUTIER

State of Mississippi





CITY OF GAUTIER

The Team

The Governor's Commission

James Barksdale, Chairman

The Gautier Design Team

Torti Gallas and Partners, Inc.

Neal Payton, AIA, *Team Leader*

Murphy Antoine, AIA, AICP

Greg Moore

HyoJung Kim

Civitech, LLC,

Tony Sease

Tolar LeBatard Denmark Architects, PLLC

Bruce Tolar

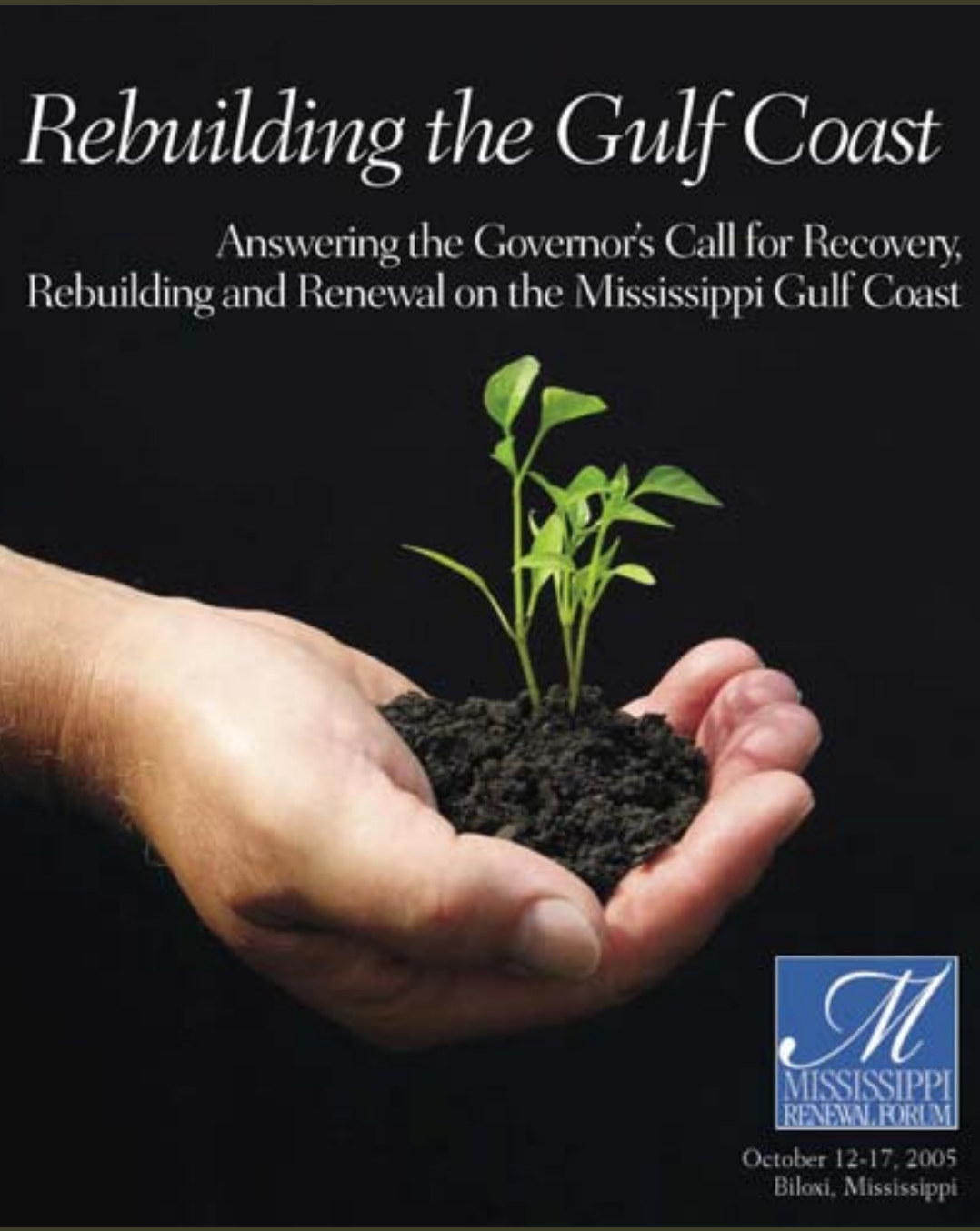
Jeff Elder

Greg Cantrell, Inc.

Frank Burandt

Rendering

Marianne Cusato



CONTENTS

- I. INTRODUCTION
 - A. BACKGROUND & OBJECTIVES 4
 - The Governor's Commission Mission 4
 - Governor Haley Barbour's Message 4
 - B. CHARRETTE PROCESS 5

- II. THE MASTER PLAN
 - A. CONTEXT 6
 - B. OBSERVATIONS 7
 - C. EXECUTIVE SUMMARY & CITY-WIDE STRATEGIC ACTIONS 8
 - D. ILLUSTRATIVE MASTER PLAN 9
 - E. MASTER PLAN & NEIGHBORHOOD STRATEGIC ACTIONS 10
 - F. SMART CODE TRANSECT 12
 - G. SMART CODE REGULATING PLAN 13

- III. THE NEIGHBORHOODS
 - A. FISH CAMP VILLAGE & MARINA CENTER 14
 - B. DE LA POINTE MAIN STREET 16
 - C. GAUTIER CENTER 18
 - D. GRAVELINE CENTER & MISSISSIPPI SOUND CONNECTION 20
 - E. SAND HILL CRANE VILLAGES 22
 - F. NORTH GAUTIER 24

- IV. STREETS & CONNECTIONS
 - A. GENERAL STREET SECTIONS 26
 - B. LINKAGES AND CORRIDORS 27

A. BACKGROUND & OBJECTIVES

The Governor's Commission Mission

The Governor's Commission focuses on giving local leaders access to ideas and information that will help them decide what their region will look like five, ten, even twenty or thirty years from now. The Commission is advisory in nature. The final decisions on implementation will almost exclusively be made by local officials and private investors, not Jackson or Washington.

Source: www.governorscommission.com/mission, Mission Statement



Governor Haley Barbour

Governor Haley Barbour's Message

The Rebuilding Begins...

Dear Fellow Mississippians,

Just over six weeks ago, Hurricane Katrina, the worst natural disaster in American history, struck our Gulf Coast and South Mississippi a grievous blow. Our state and our citizens bore the brunt of a hurricane more devastating than Camille, and the miles upon miles of utter destruction is unimaginable, except to those who have witnessed it with their own eyes, on the ground.

In her wake, Katrina left literally tens of thousands of uninhabitable, often obliterated homes; thousands of small businesses in shambles; dozens of schools and public buildings ruined and unusable; highways and ports and railroads, water and sewer systems, all destroyed.

But in the last month I've learned that an awful disaster, with its myriad of tragedies for individuals and families, also brings out the best in most people. And that has surely been the case in our state. I am proud of all of you – it is an honor to serve as your governor.

Out of this terrible tragedy, beyond all imagination, comes our opportunity, and I beg you not to let Mississippi miss it. All of us are responsible. I'm determined we will not fail to seize this opportunity.

I've appointed a Commission on Recovery, Rebuilding and Renewal. Jim Barksdale chairs it. It is composed of capable people who love Mississippi.

The Commission will lead, but local governments and the private sector will decide. The Coast and South Mississippi will decide their own destiny, but with strong support from the Commission, our Congressional delegation, state officials and many others.

The Commission has organized an important week long workshop we are calling the "Mississippi Renewal Forum" that will be held in Biloxi on Oct. 12-18. Teams of highly qualified local and out-of-state professionals will work with community leaders to design and plan for the Gulf Coast.

The teams will work with county officials, municipal officials and others with the intention to create a bigger and better Mississippi Gulf Coast that we all love so dearly. It is important to emphasize that these tools and designs will be made available to the citizens of the Coast but not forced upon you. The people of the Coast will make the decisions – we only want to provide good

ideas and resources that can help us move together beyond the rubble to a bright new future that's in our grasp.

In the coming weeks the Commission will address the needs of the entire affected area with a series of public, town hall-type meetings to encourage broad participation in our planning efforts. These meetings will begin in late October and help set the tone of our renewal plans.

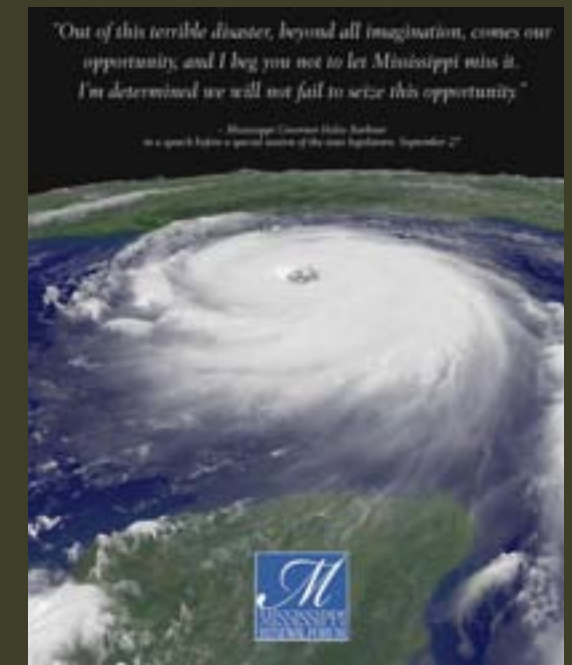
All of these meetings are a critical piece in our effort to assist you in planning the rebuilding of a better Gulf Coast and South Mississippi. The Commission will present this plan to me by the end of 2005, and I hope that people of the Coast will feel that it is their plan because they were so thoroughly involved in crafting it.

This is a once-in-a-lifetime opportunity to rebuild the right way and make the Coast bigger and better than ever. What we do will decide what the Coast will look like in 10 years, 20 years and beyond. We are committed to doing everything we can to support you in this most important effort. You have my full commitment and dedication.

Source: www.governorscommission.com/mission, Mission Statement

B. CHARRETTE PROCESS

The best strategy for getting the community's citizens involved in the planning and rebuilding process is literally bringing all the stakeholders to the table. October 12th – 17th local and out-of-state professional planners and architects met with elected community representatives to discuss both the difficulties before the storm and their vision for the future. A week of intense drawing and information gathering produced a plan that consistently corresponds to community representatives. The essence of the charrette process stakeholders working together simultaneously to generate a plan and strategy for building and renewing the community they love.



A. CONTEXT

Gautier has a unique advantages as a Gulf Coast city. The town has a beautiful relationship with the Pascagoula River and has a substantial amount of developable land. Gautier is located on the eastern side of the Mississippi Gulf Coast and is directly west, across the river, from the city of Pascagoula. Geographically, the city recently annexed considerable land making it one of the largest cities on the Gulf Coast. Along with this geographic growth, the city also has one of the fastest growing populations for an incorporated city in the state. The Pascagoula river is the only completely natural watershed, from head-water to delta, in the contiguous forty-eight states and wraps the eastern edge of Gautier. The natural, water-focused character of the town is transparent with the River and Sound's bayous creeping into nearly every neighborhood of the city. Gautier is a city with tremendous opportunity to grow but needs to respect its precious relationship with the ecosystems of the Pascagoula River.

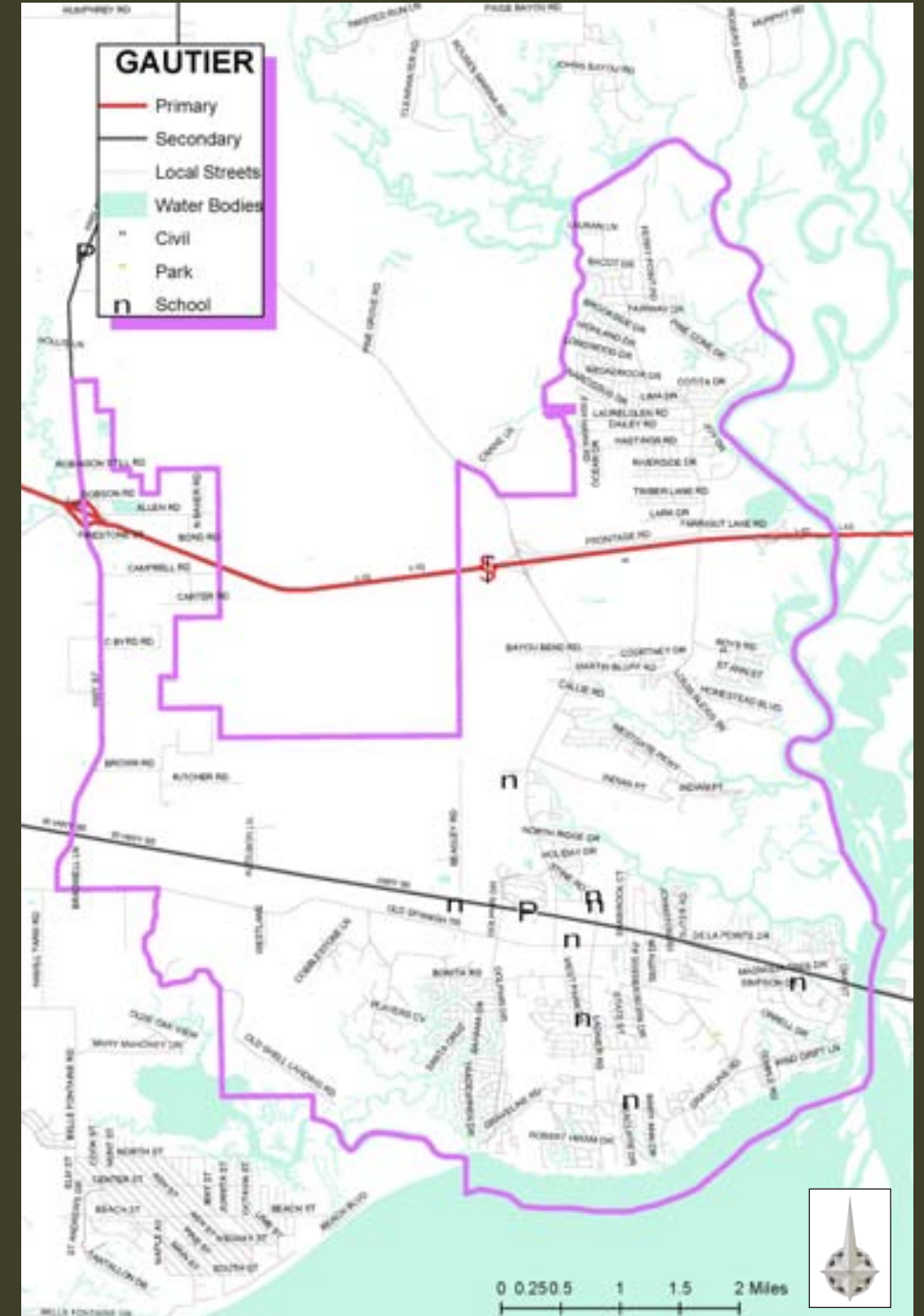
Statistics in Brief

Population: 11,681
 Total Housing Units: 4,645
 Median Rent: \$468
 Median House Value: \$78,700
 Median Household Income: \$46,000

*All data dated year 2000



Italian Isle destruction



B. OBSERVATIONS

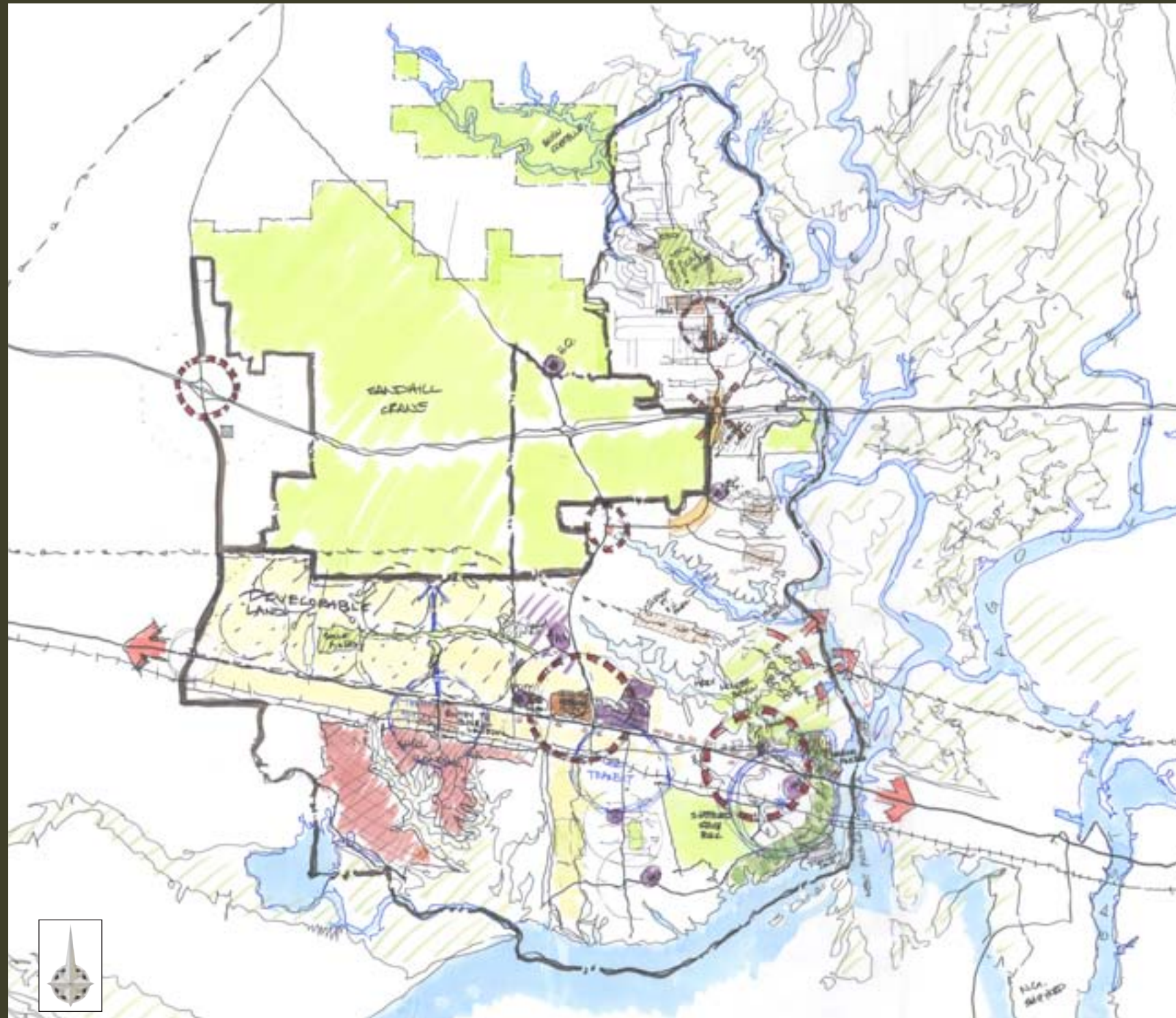
Gautier: Connecting Neighborhoods

The community of Gautier historically grew out of a group of families living across from Pascagoula. The first sense of community identification was established by the proclaimed "Gautier" U.S. Post Office in 1898 but it wasn't till as recent as 1986 that the town officially incorporated. As a result, the town grew sporadically in a series of separate neighborhoods and developments without an identifiable town center, with the exception of fishing-oriented marinas.

Upon the Mississippi Renewal Forum team's visit to the town with the elected community representatives, they brought the team to "Huck's" restaurant as the place which is commonly recognized as Gautier's center. Yet, the town many significant unrecognized or under-utilized centers that can spur on Gautier's development. The town is home to the Mississippi Gulf Coast Community College, Singing River Mall, Shepard State Park and many waterfront neighborhoods. The team's observations yields an analysis which identifies neighborhood centers, natural resources and areas of opportunity.



A Fishing Marina Building



DRAWING TYPE:

X_ Analytical
 __ Proposal

TIMING:

__ Immediate
 __ Medium
 __ Long Term

URBAN SCALE:

__ Street, Blocks, Building
 __ Neighborhood, District, Corridor
 X_ Region

IMPLEMENTATION THROUGH:

X_ Design
 __ Policy
 __ Management

DRAWING TITLE:

Gautier Site Analysis

NARRATIVE:

Observations & analysis following site visit.

C. EXECUTIVE SUMMARY & CITY-WIDE STRATEGIC ACTIONS

The Destination for Eco-Tourism on the Gulf Coast ~ Gautier

Gautier has a series of beautiful, secluded neighborhoods encircled by the scenic, natural Pascagoula River and Mississippi Sound. The town has the beginnings of many regional, town and neighborhood centers but has to strategize to strengthen these identifiable centers and create an easily recognizable identity for the town as a whole. These steps include connecting the individual neighborhoods, recognizing places for further growth and providing public spaces so the entire community can enjoy access and respect the natural environment.

Through following the town-wide strategic goals and each neighborhood center strategic goals, the eco-tourism, economically vibrant, interconnected neighborhood vision for Gautier can be achieved

Town of Gautier Strategic Actions

- Implement new transect-based zoning ordinance to allow implementation of these recommendations.
- Rebuild and develop shoreline in a manner consistent with the community's ecotourism goals.
- Create a viable town centers and establish new neighborhood centers.
- Provide greater connectivity between the new centers, including with proposed light rail and US-90.
- Preserve, enhance and expand park-lands to provide all citizens access to water.
- Provide industrial and commercial development opportunities at I-10 and Route 57.
- Build a greenway to engage the Sand Hill Crane preserve and promote eco-tourism.



Outside Singing River Mall

Golf Coast Community College



Marina at end of Oak Street , off Da La Pointe

Marina off Da La Pointe; note strength of Oak Trees

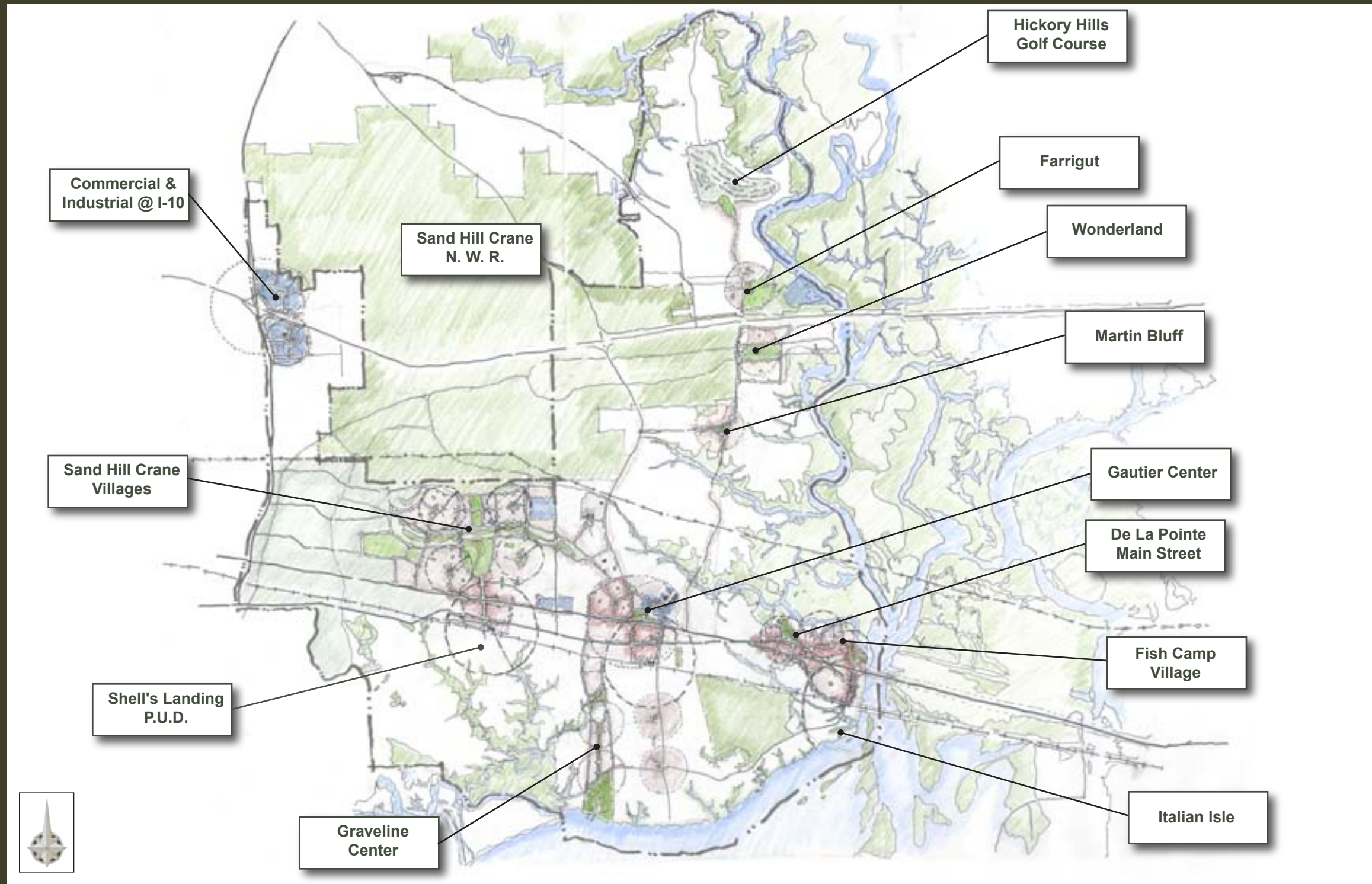


Singing River Apartments across from Golf Coast Community College

FEMA communities being installed off Martin Bluff Road



D. ILLUSTRATIVE MASTER PLAN



DRAWING TYPE:

Analytical
 Proposal

TIMING:

Immediate
 Medium
 Long Term

URBAN SCALE:

Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH:

Design
 Policy
 Management

DRAWING TITLE:

Gautier Illustrative Master Plan

NARRATIVE:

Gautier has a series of neighborhoods needing connections to newly strengthened centers.

E. MASTER PLAN & NEIGHBORHOOD STRATEGIC ACTIONS

II. THE MASTER PLAN



Fish Camp Village & Marina Center: The fish camps and marinas offer a unique opportunity to strengthen Gautier identity and to actuate its ecotourism industry.



De La Pointe Main Street: Code De La Pointe Road to allow for development as a main street, create center from connecting fishing villages (marinas) and connect to city park on west end of center.



Gautier Center: Create a town center with retrofitting the Mall, creating frontage for the Mississippi Gulf Coast Community College, create a town common for the Mullet Festival and connect to the transit stop just south of the town center.



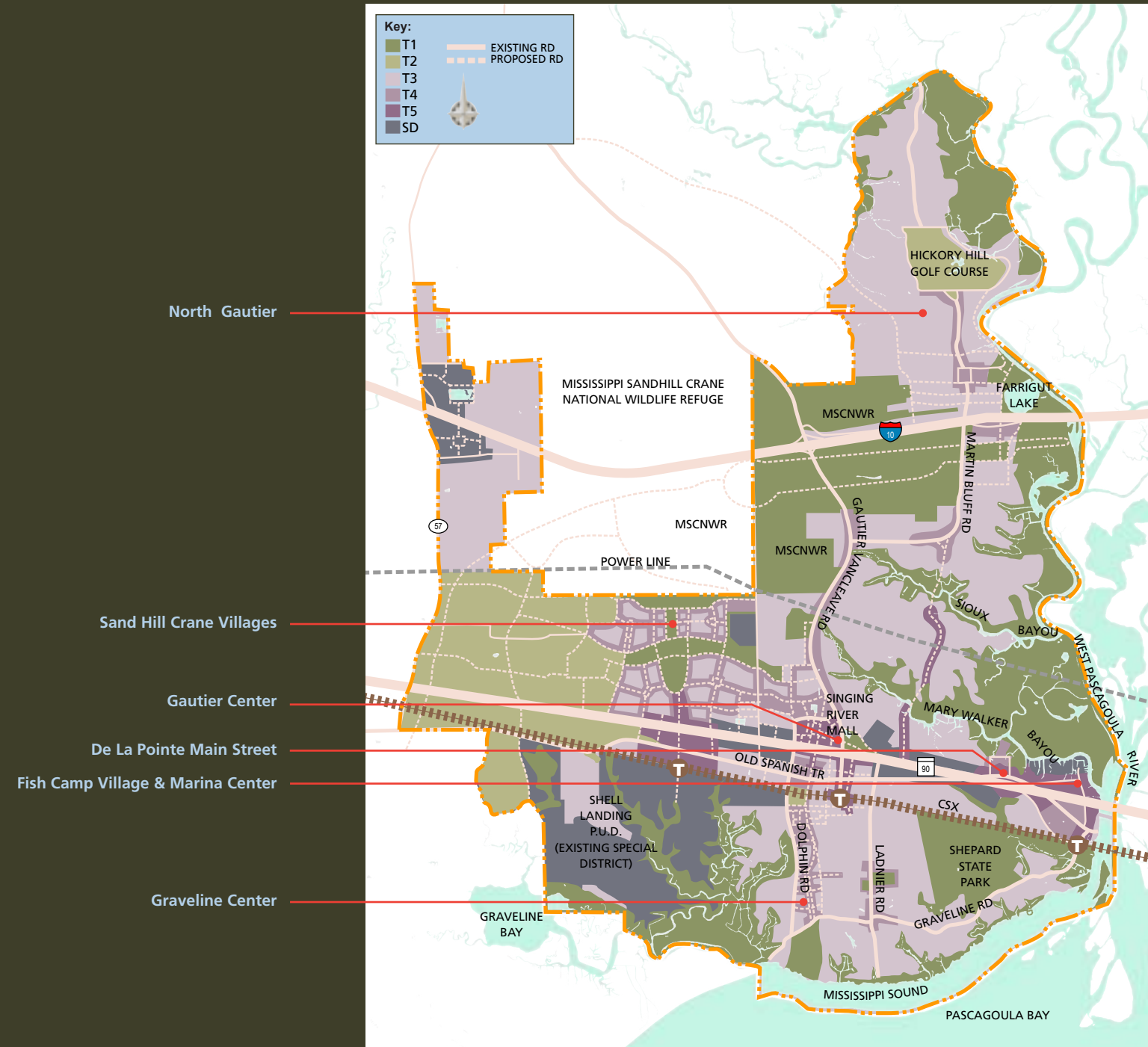
Graveline Center & Mississippi Sound Connection: Create a street connection from Gautier Center south to the waterfront Mississippi Sound giving the community public access of the waterfront.



Sand Hill Crane Villages: Create a new transit-oriented/greenfield development across from the Shell Landing Community and adjacent to a new transit stop.



North Gautier & Farrigut Neighborhood Center: Create new connections, both vehicular and pedestrian to Gautier's northern neighborhoods and create a neighborhood center with the civic spaces and retail services.

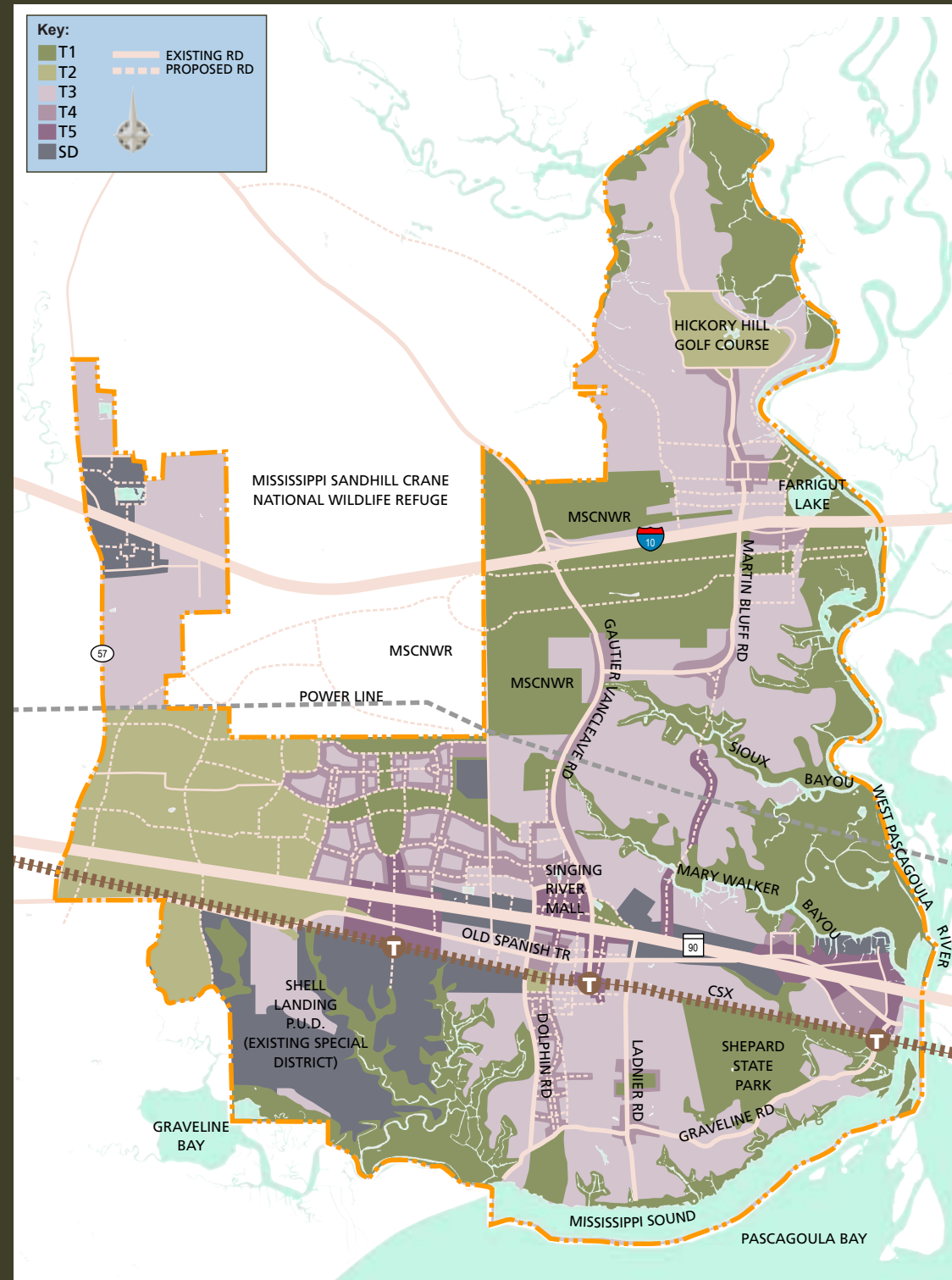




SMART CODE FOR GAUTIER

Transact Zone No.	Description
T1	T1 zone consists of the natural & permanent open spaces approximating or reverting to a wilderness condition and intended for preservation. The largest of these discrete zones is the portion of the Sandhill Crane National Wildlife Refuge that falls within the city boundary; also included are: Shepard State Park, wetlands along the Mississippi Sound, the West Pascagoula River & watershed, Graveline, Mary Walker, and Sioux Bayous, wetlands adjacent to Farrigut Lake, & more isolated wetlands closer to the Sandhill Crane Refuge and Bayou Castelle.
T2	T2 zone consists of areas of Gautier in an open state that are sparsely settled and should remain in that condition. This includes the Hickory Hill Golf Course, and a portion of the property on the city's western edge north of new US 90 and south of the Sandhill Crane Refuge.
T3	T3 zone consists of low density suburban residential areas. Much of Gautier south of the railroad tracks, and north of the regional utility r.o.w. is a T3 zone, exclusive of areas already identified as T1 or T2, or identified as a T4 Neighborhood Center. Areas around the proposed Wonderland neighborhood and Martin Bluff Bend neighborhood will be primarily a T3 zone and should be distinguished from the remaining Conventional Suburban Development (CSD) of Gautier.
T4	T4 zone includes mixed use, primarily residential fabric focused on identifiable Neighborhood Centers. These include: Farrigut Lake Neighborhood Center; the blocks immediately surrounding Martin Bluff Bend neighborhood center; (4) potential new neighborhoods north of new US 90 between Shell Landing & Sandhill Crane Refuge; (4) potential new neighborhoods south of railroad tracks between Dolphin & Ladner Roads (including Graveline Neighborhood Center); & areas between more intense TZones at the Marina Center & the De La Pointe Main Street.
T5	As Gautier seeks to define more distinct and concentrated areas of built form and development, which do not currently exist, it should rely on T5 zones as the areas of highest concentration.
T6	The T6 zone is not applicable to Gautier for its foreseeable future.
SD	SD zone identifies areas of the City where sites with existing specialized uses or unique community character require individualized development standards. The SD zone is applied to the following areas, each of which are intended to have development standards specific to the community's objectives for each.

G. SMART CODE REGULATING PLAN



DRAWING TYPE:

Analytical
 Proposal

TIMING:

Immediate
 Medium
 Long Term

URBAN SCALE:

Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH:

Design
 Policy
 Management

DRAWING TITLE:

Gautier Regulating Plan

NARRATIVE:

Gautier should select to use the Smart Code as an overlay to promote properly focused development strengthening the city's vision.



A. FISH CAMP VILLAGE & MARINA CENTER

Fish Camp Village & Marina Center:
The fish camps and marinas offer a unique opportunity to strengthen Gautier identity and to actuate its eco-tourism industry.



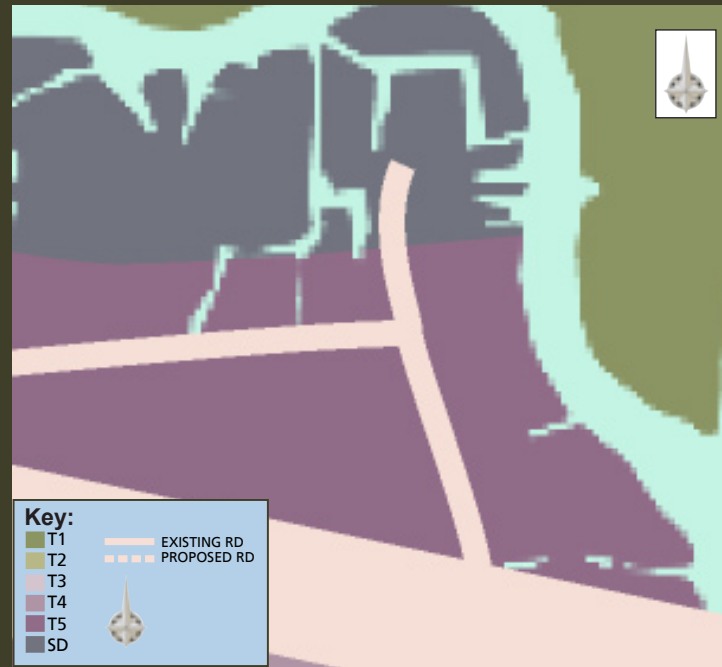
View of Fish Camp Village.



View of Fish Camp Village from bayou.



Analysis: Existing roads in blue/proposed roads in red.



Transect Regulating Plan



Waterfront east Gautier

A. FISH CAMP VILLAGE & MARINA CENTER



Fish Camp Village & Marina Center



De La Pointe Main Street

Fish Camp Village

Fish Camp Village

Marina Village

Huck's Restaurant

DRAWING TYPE:
 Analytical
 Proposal

TIMING:
 Immediate
 Medium
 Long Term

URBAN SCALE:
 Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH:
 Design
 Policy
 Management

DRAWING TITLE:
 Gautier's Waterfront

NARRATIVE:
 Propose strengthening two celebrated spaces- the marinas and social centers ("Huck's") and the historical fish camps.



B. DE LA POINTE MAIN STREET

De La Pointe Main Street:

Code De La Pointe Road to allow for development as a main street, create center from connecting fishing villages (marinas) and connect to city park on west end of center.



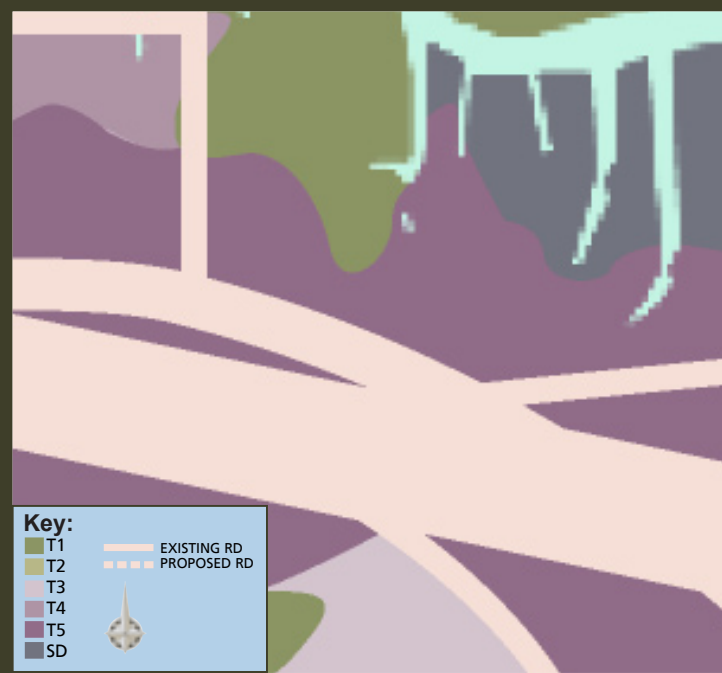
View up Da La Pointe Main Street



Da La Pointe Main Street Section.



Analysis: existing roads in blue; proposed roads in red



Transect Regulating Plan

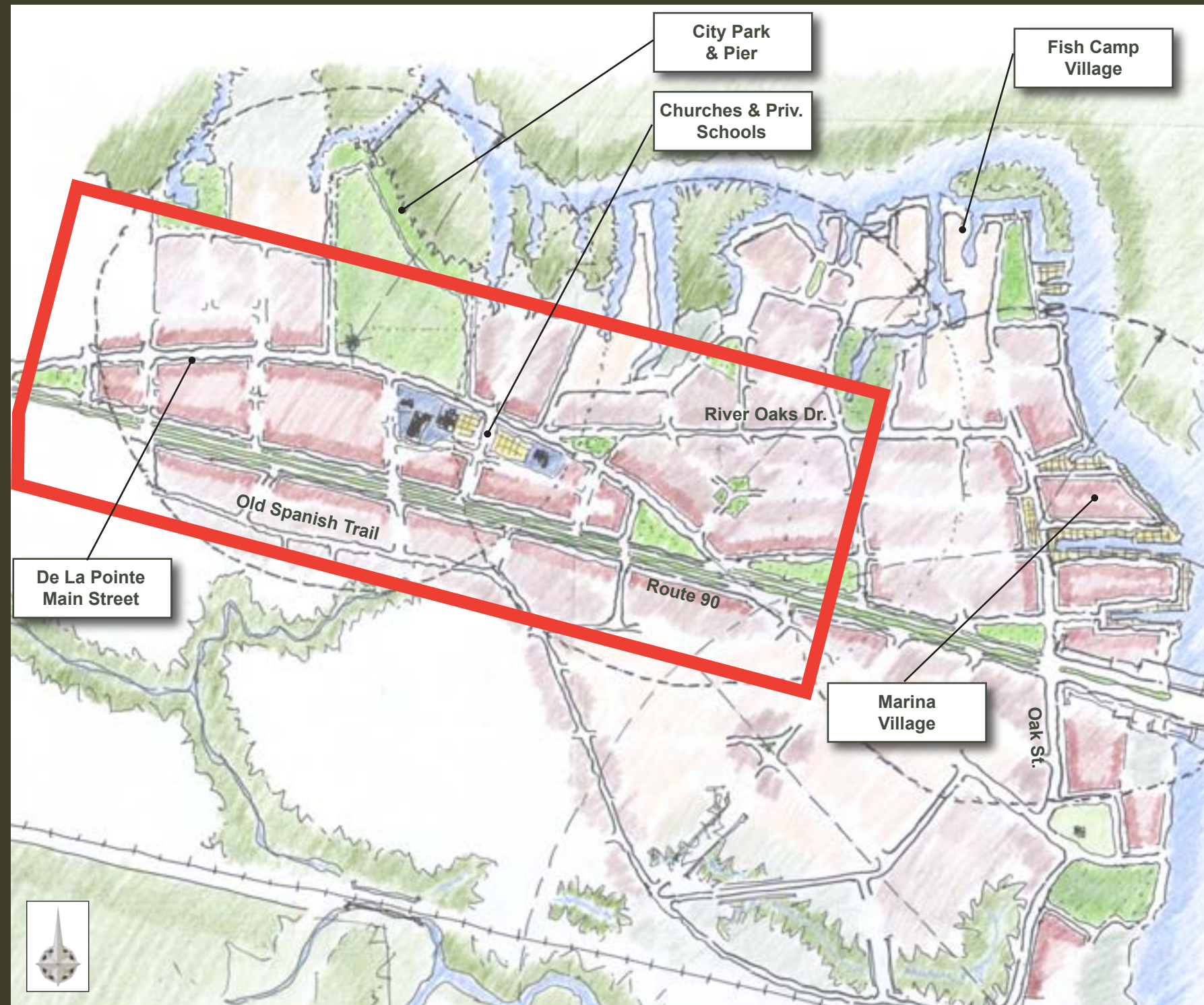


Waterfront East Gautier

B. DE LA POINTE MAIN STREET



De La Pointe Main Street



De La Pointe Main Street

DRAWING TYPE:

Analytical
 Proposal

TIMING:

Immediate
 Medium
 Long Term

URBAN SCALE:

Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH:

Design
 Policy
 Management

DRAWING TITLE:

Gautier's Main Street

NARRATIVE:

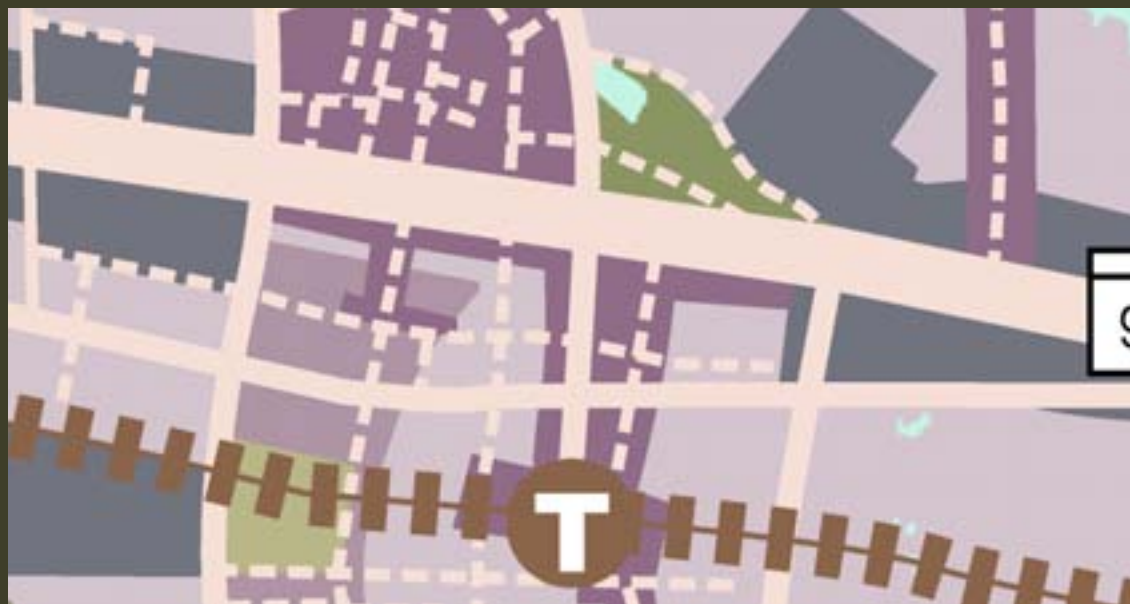
Code De La Pointe Drive to become the "Main Street" of Gautier. This will strengthen the Fish Camp Village and Marina Center places.



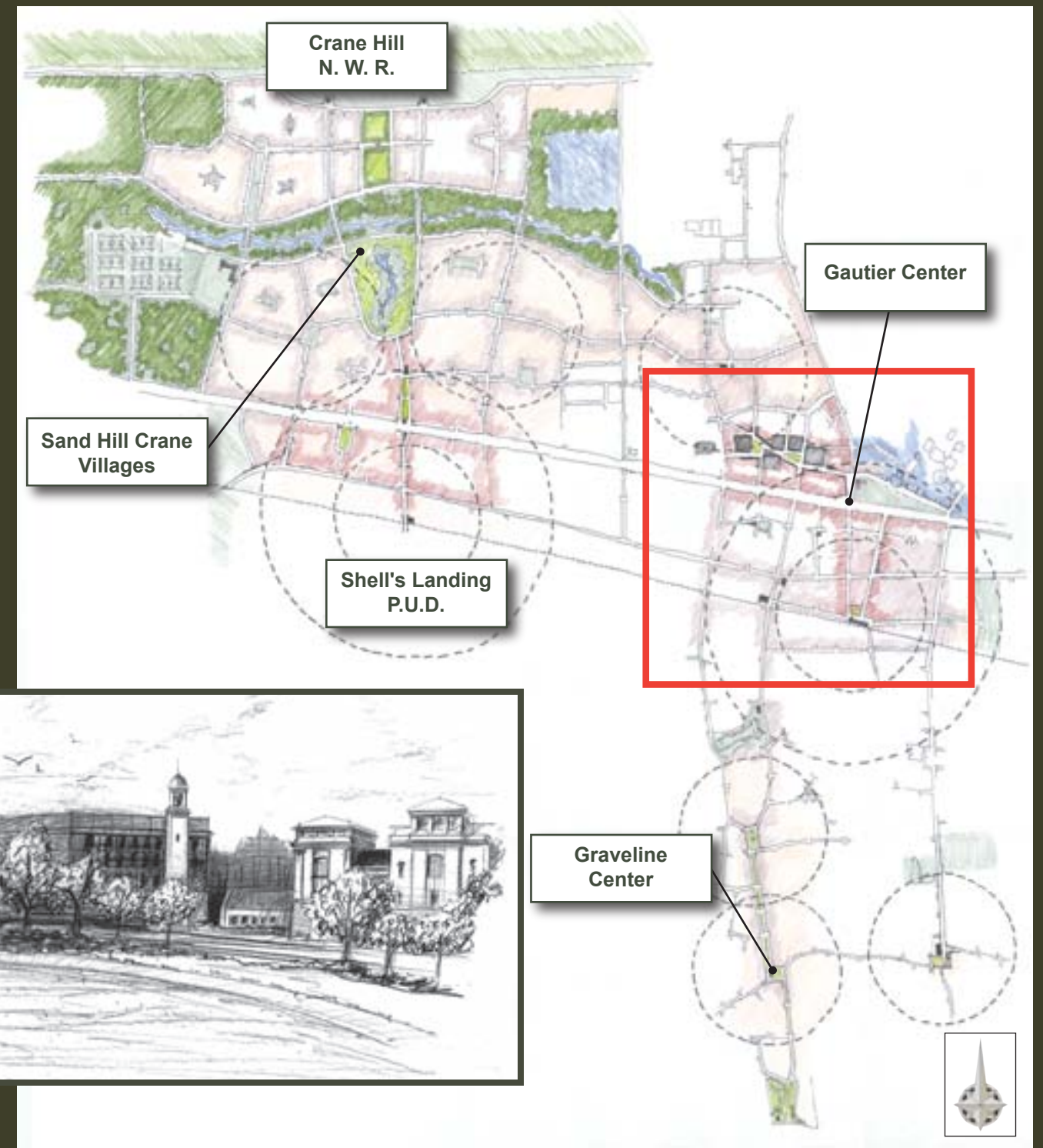
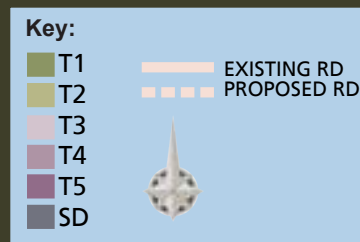
C. GAUTIER CENTER

Gautier Center:

Create a town center with retrofitting the Mall, creating frontage for the Mississippi Gulf Coast Community College, create a town common for the Mullet Festival and connect to the transit stop just south of the town center.



Transect Regulating Plan



Central Gautier



Analysis: existing road in blue; proposed roads in blue.



View of Gautier Commons.

C. GAUTIER CENTER



DRAWING TYPE:
 Analytical
 Proposal

TIMING:
 Immediate
 Medium
 Long Term

URBAN SCALE:
 Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH:
 Design
 Policy
 Management

DRAWING TITLE:
 Gautier Center

NARRATIVE:
 This proposal includes redeveloping the mall into a main street, while keeping the retail anchors; integrating the Gulf Coast Community College to front on the "Gautier Town Commons;" and developing around the future transit stop with neighborhoods that will support the college and redeveloped mall. The Gautier Town Commons is proposed to become the ceremonial space for the town, which will host its sacred "Mullet Festival."



D. GRAVELINE CENTER & MISSISSIPPI SOUND CONNECTION

Graveline Center & Mississippi Sound Connection:

Create a street connection from Gautier Center south to the waterfront Mississippi Sound giving the community public access of the waterfront.




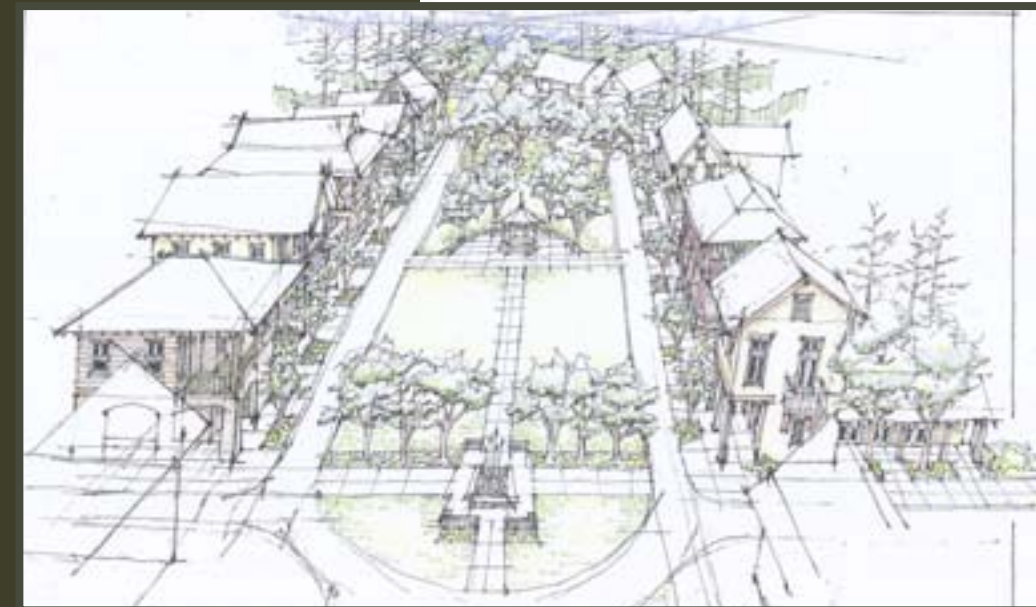
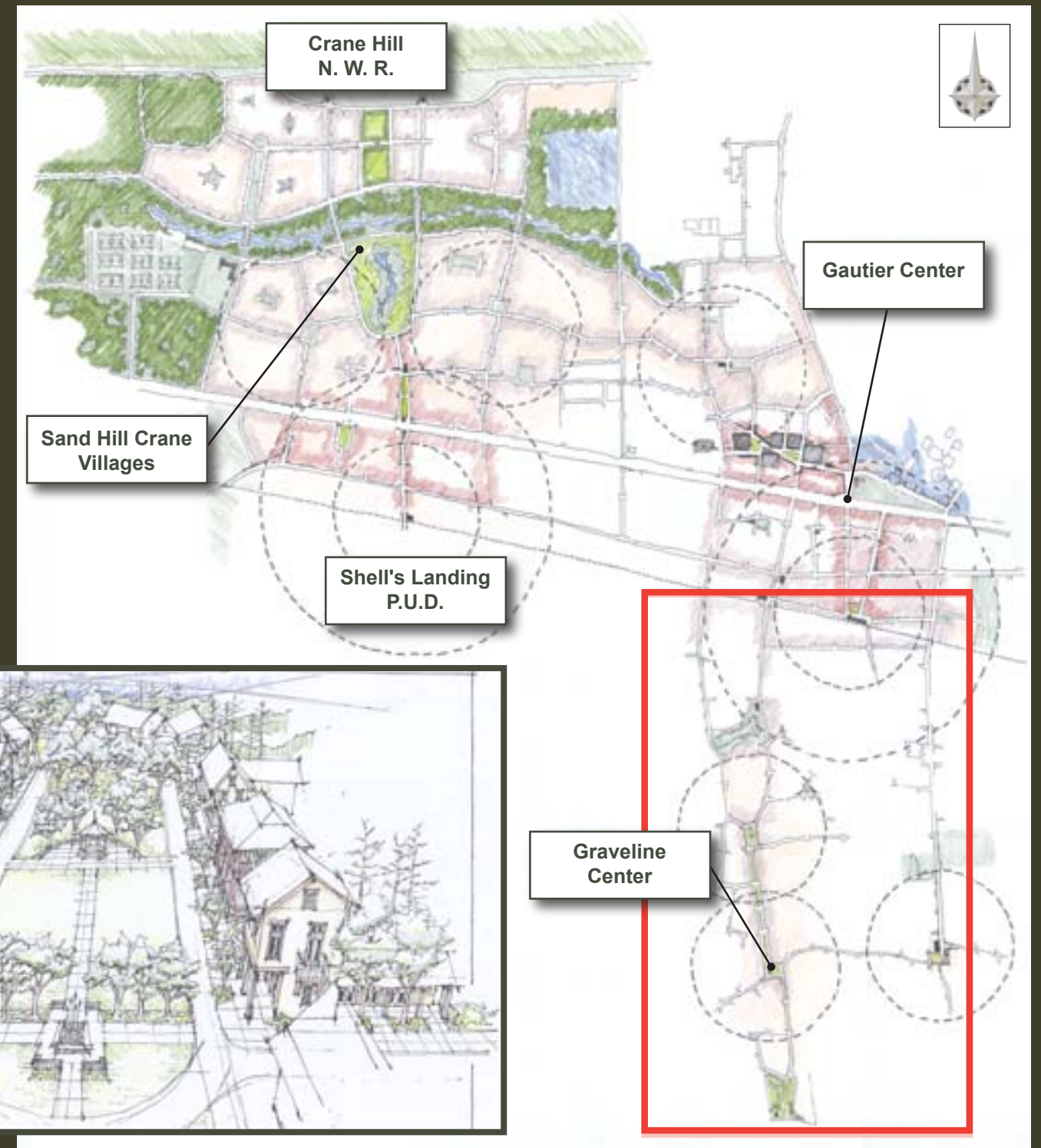
Analysis: existing roads in blue; proposed roads in red.



Transect Regulating Plan

Key:

T1	EXISTING RD
T2	PROPOSED RD
T3	
T4	
T5	
SD	

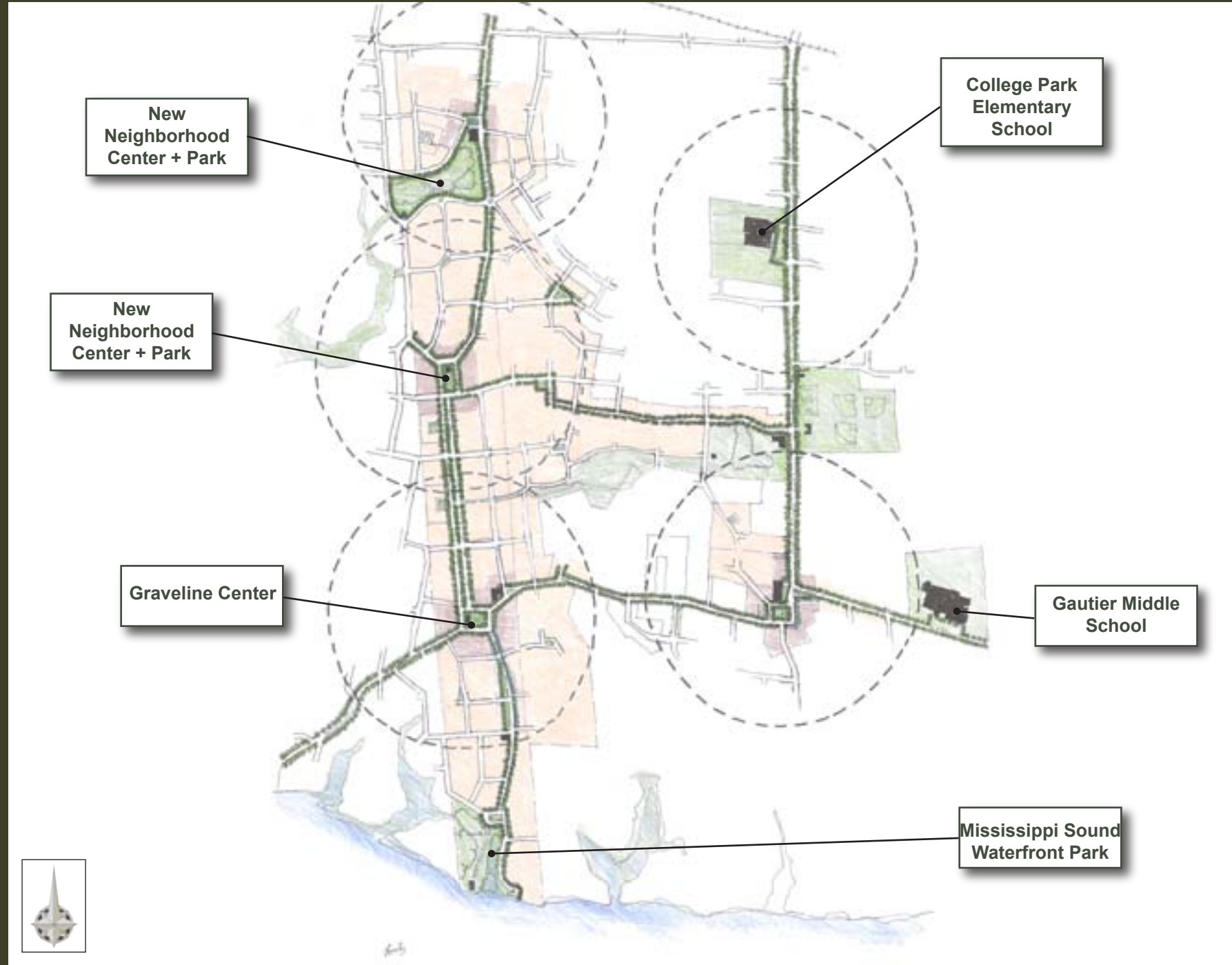
View of Neighborhood Green.

Central Gautier.

D. GRAVELINE CENTER & MISSISSIPPI SOUND CONNECTION



Graveline Center & Mississippi Sound Connection



DRAWING TYPE:	<input type="checkbox"/> Analytical <input checked="" type="checkbox"/> Proposal
TIMING:	<input type="checkbox"/> Immediate <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Long Term
URBAN SCALE:	<input type="checkbox"/> Street, Blocks, Building <input checked="" type="checkbox"/> Neighborhood, District, Corridor <input type="checkbox"/> Region
IMPLEMENTATION THROUGH:	<input checked="" type="checkbox"/> Design <input type="checkbox"/> Policy <input type="checkbox"/> Management
DRAWING TITLE:	Graveline Center and Mississippi Sound Connection.

NARRATIVE:

Developing this single parcel of land that stretches from Old Spanish Trail to the Mississippi Sound waterfront accomplishes two major objects: circulation connections between the east and west neighborhoods of south Gautier and giving the citizens much needed public waterfront access to the Sound.



E. SAND HILL CRANE VILLAGES

Sand Hill Crane Villages:
Create a new transit-oriented/greenfield development across from the Shell Landing Community and adjacent to a new transit stop.




View of Neighborhood Street



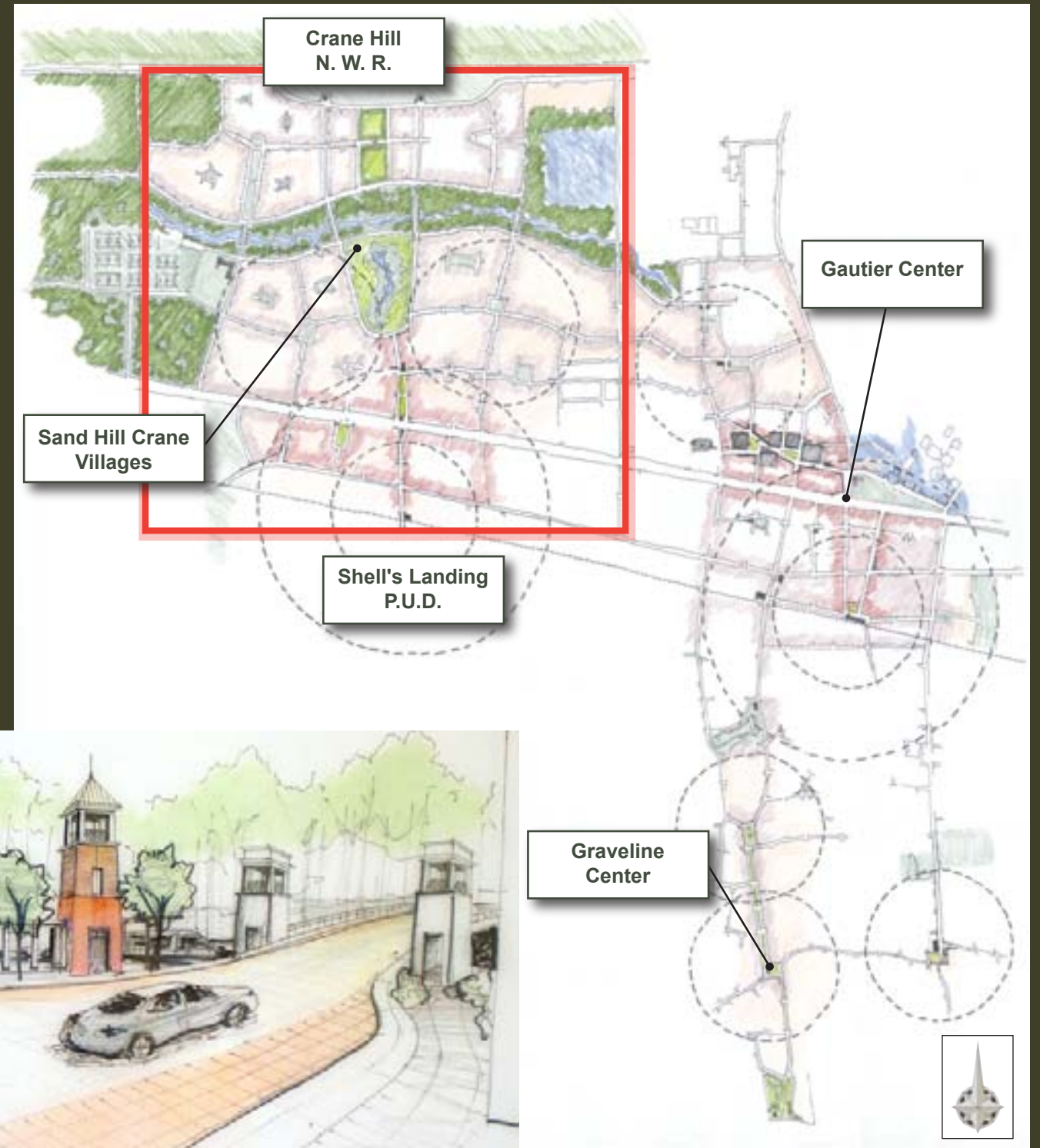
Transect Regulating Plan

Key:

- T1
- T2
- T3
- T4
- T5
- SD
- EXISTING RD
- PROPOSED RD

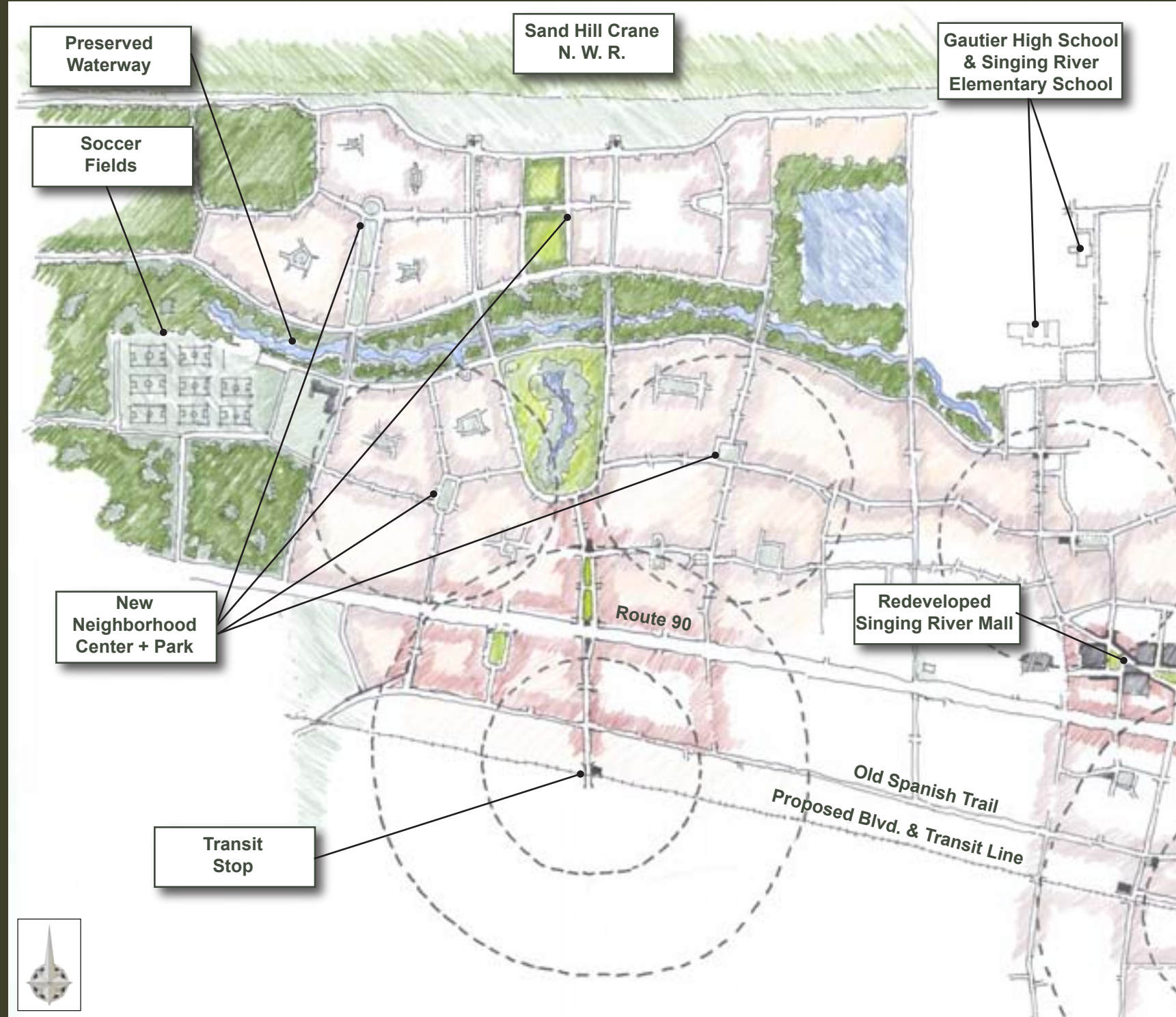
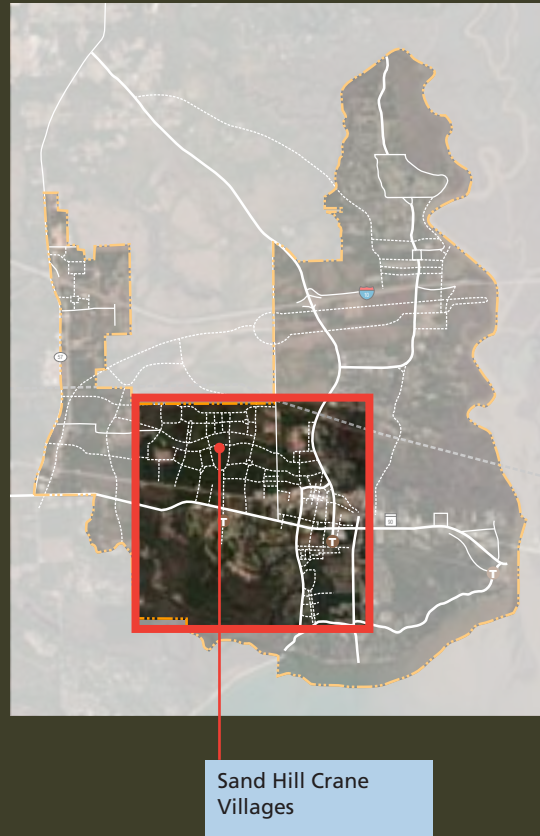



View at Entry of Shell's Landing



Central Gautier

E. SAND HILL CRANE VILLAGES



DRAWING TYPE:
 Analytical
 Proposal

TIMING:
 Immediate
 Medium
 Long Term

URBAN SCALE:
 Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH:
 Design
 Policy
 Management

DRAWING TITLE:
 Sand Hill Crane Neighborhoods

NARRATIVE:
 With Gautier's rapid population growth, the community needs to visualize what types and where future neighborhoods are expected form. Since Shell's Landing plans to develop a new retail center, the Sand Hill Crane neighborhoods would cater to center and strengthen the redeveloped mall. The neighborhoods would weave themselves into their natural surroundings to make them both become a feature and respected amenity.



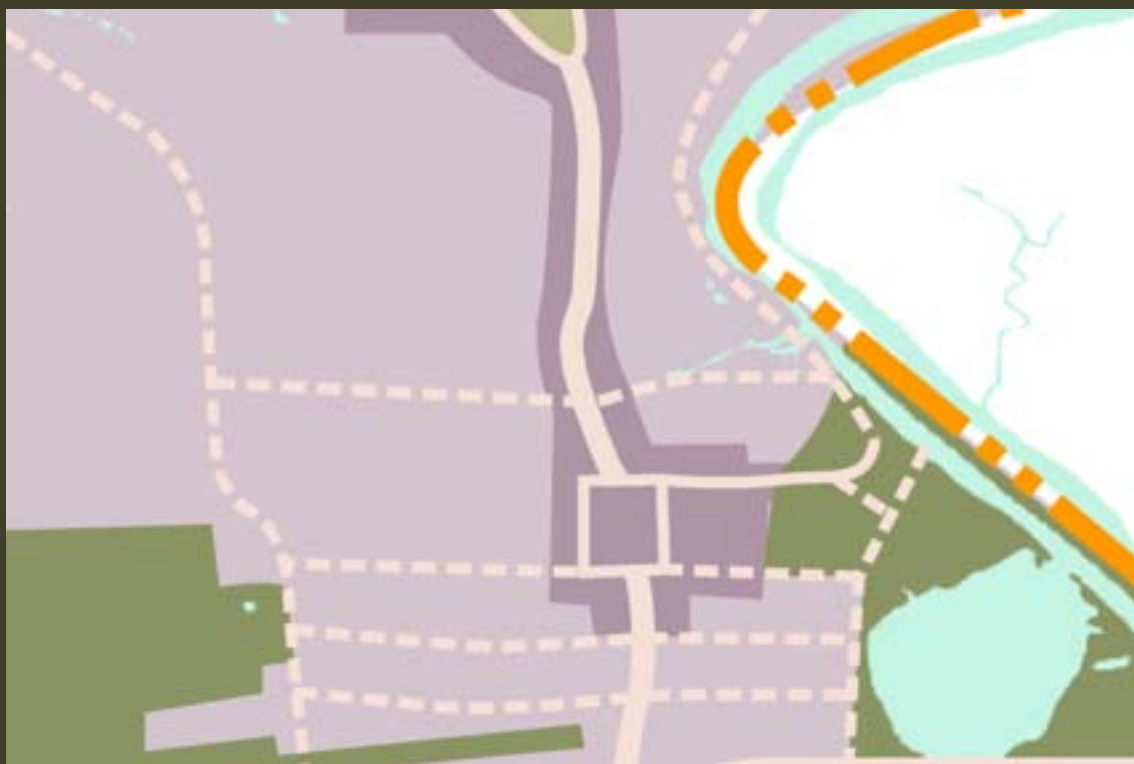
F. NORTH GAUTIER

North Gautier & Farrigut Neighborhood Center:

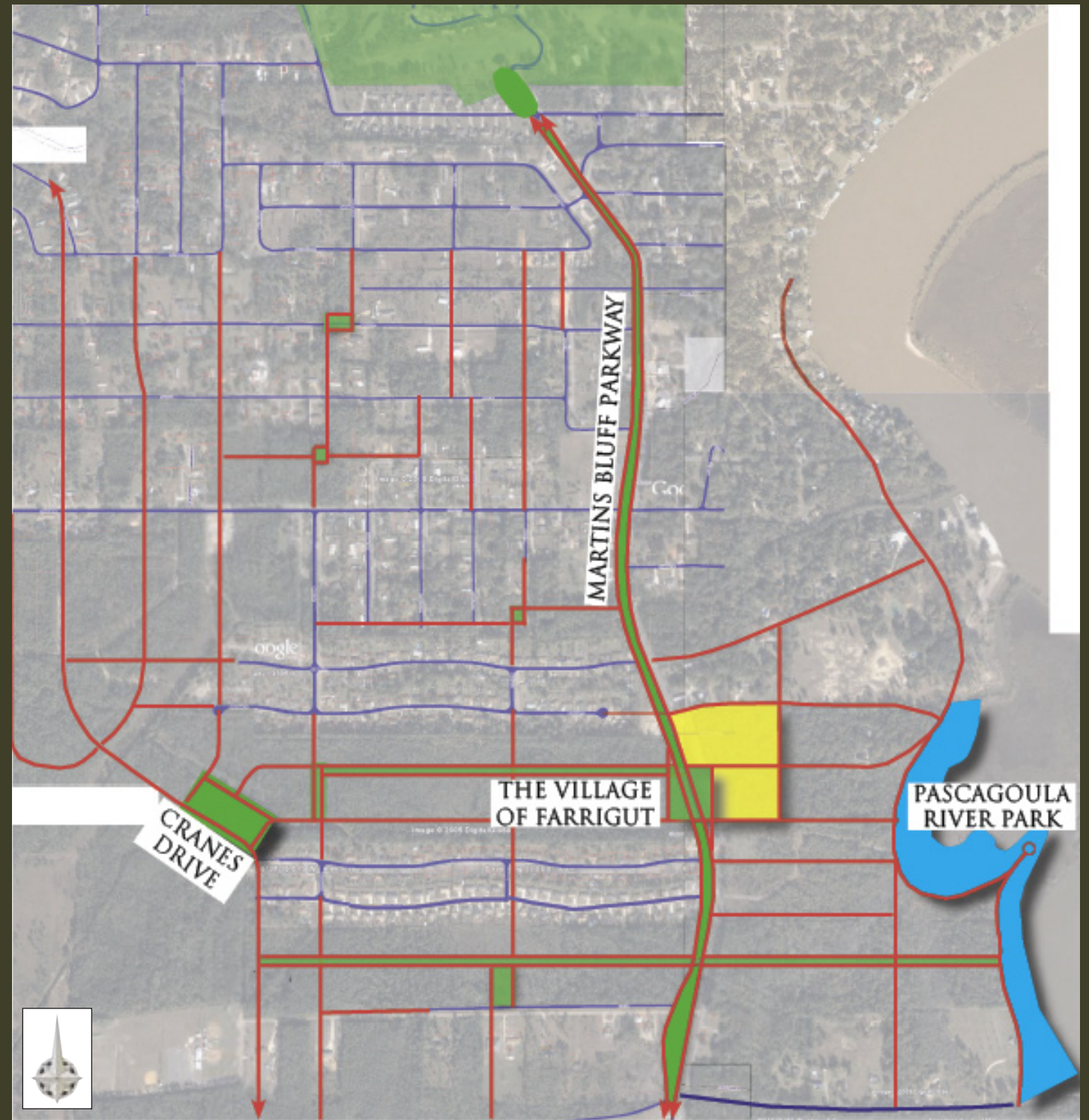
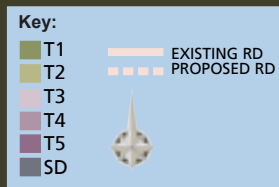
Create new connections, both vehicular and pedestrian to Gautier's northern neighborhoods and create a neighborhood center with the civic spaces and retail services.



View of Neighborhood Green.



Transect Regulating Plan

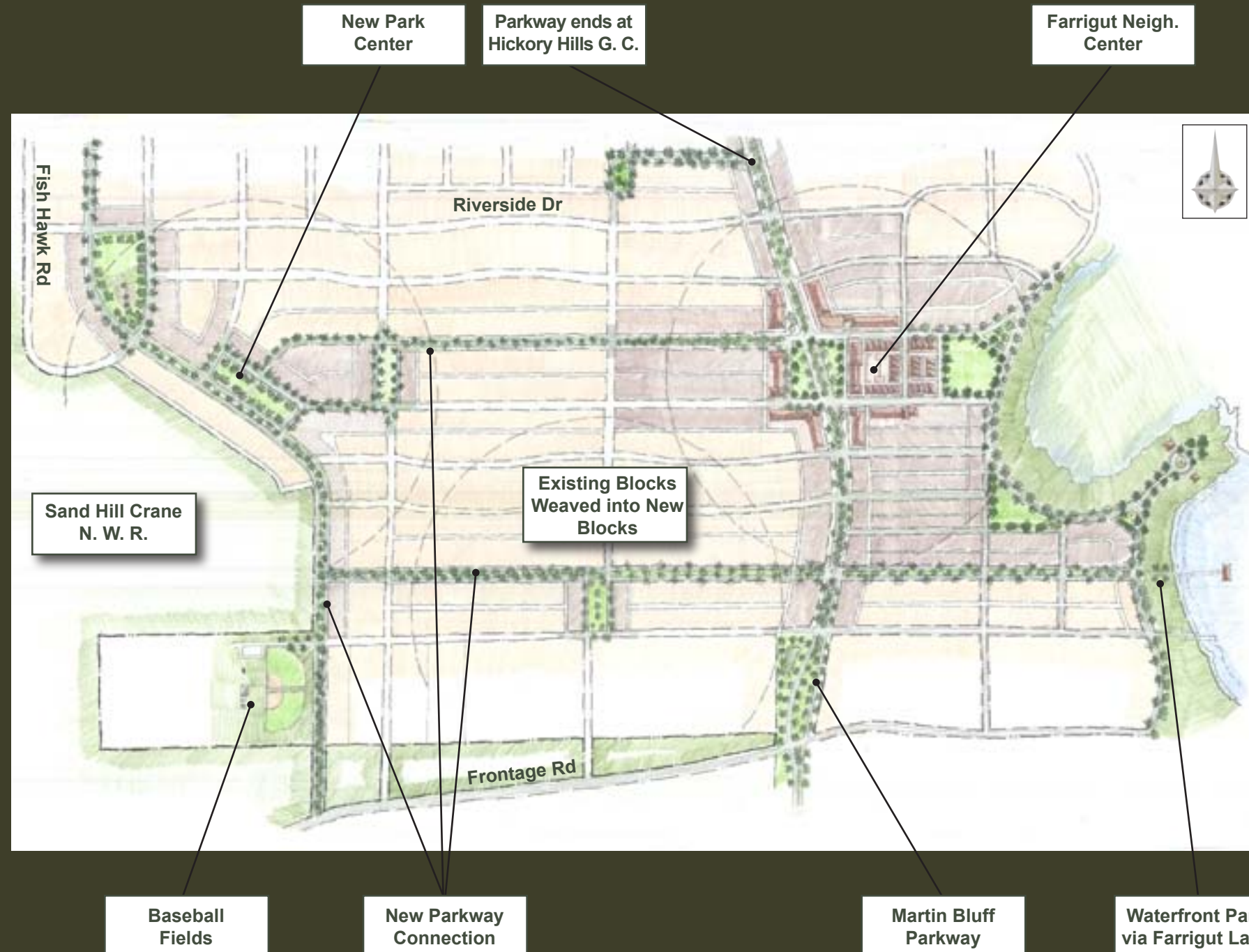


Analysis: existing roads in blue; proposed roads in red.

F. NORTH GAUTIER



Farrigut Lake Neighborhood



DRAWING TYPE:
 Analytical
 Proposal

TIMING:
 Immediate
 Medium
 Long Term

URBAN SCALE:
 Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

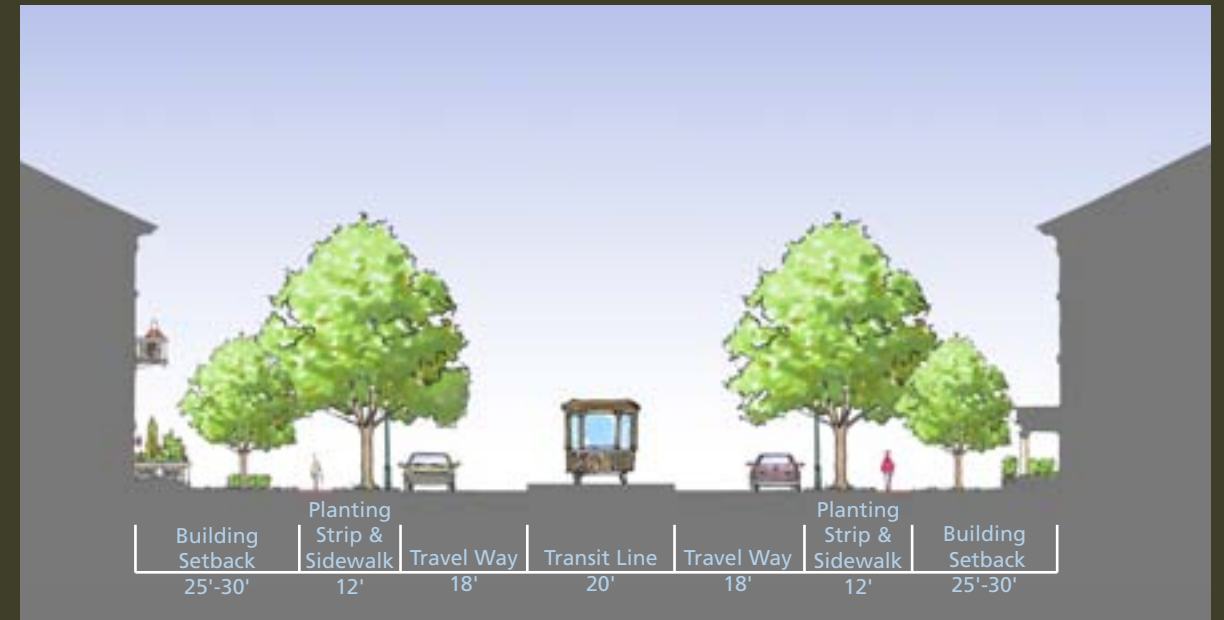
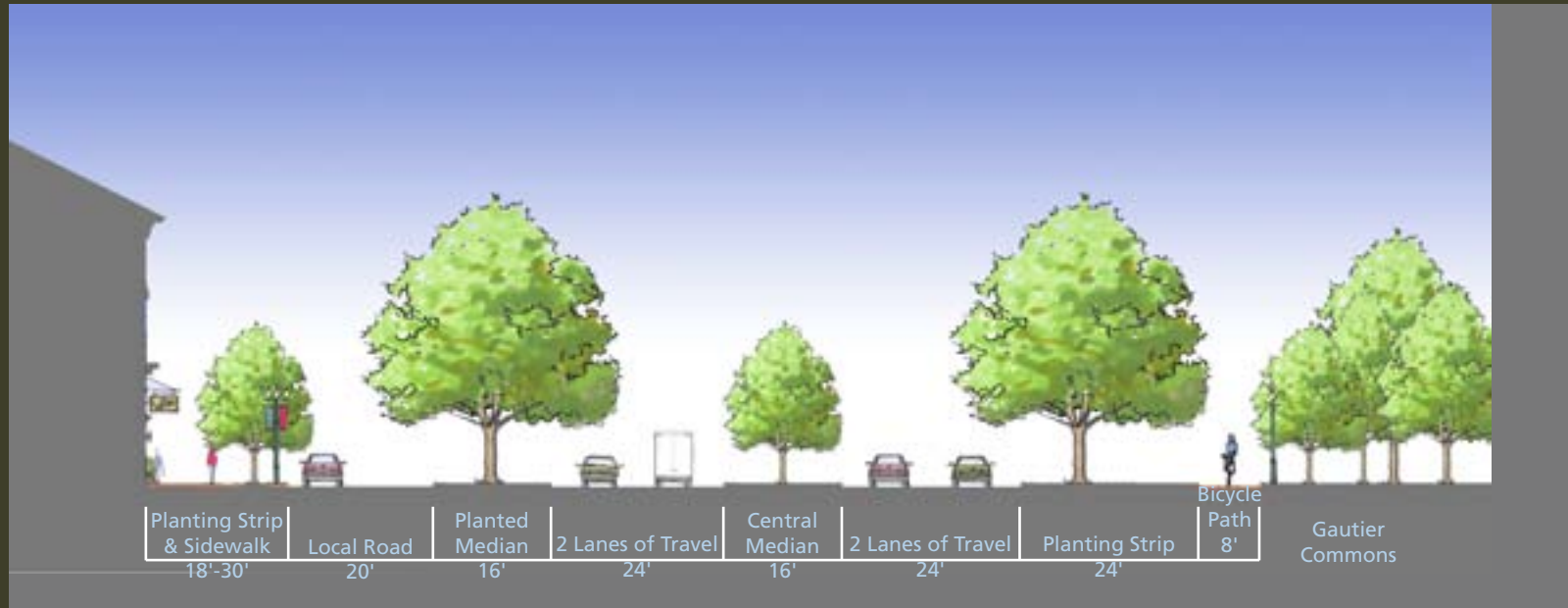
IMPLEMENTATION THROUGH:
 Design
 Policy
 Management

DRAWING TITLE:
 Farrigut Neighborhood Center & North Gautier

NARRATIVE:
 One third of the population lives north of I-10 via two-lane Martin Bluff Road. These beautiful neighborhoods are significantly cut-off from south Gautier. Additionally, there are very little services for all these citizens.

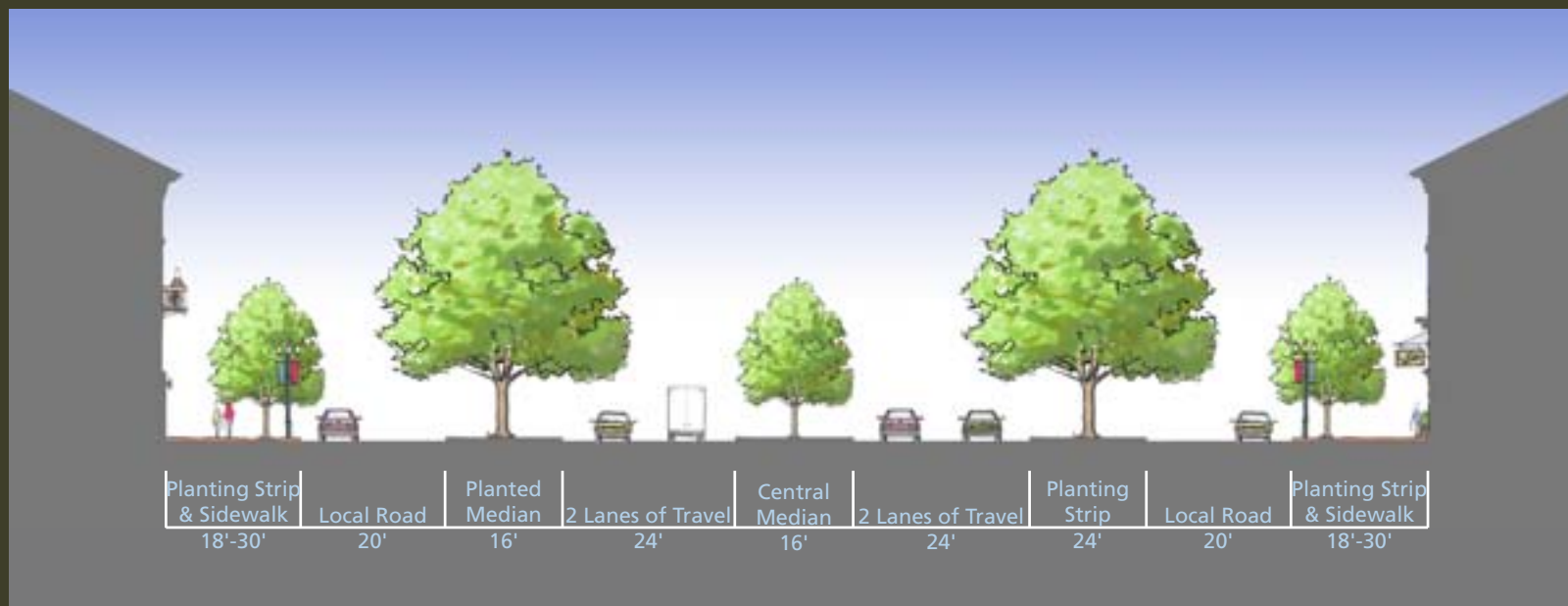
The Farrigut Neighborhood Center is proposed to be a small neighborhood retail and live-work center for the community that connects into new waterfront access via Farrigut Lake. To relieve the limited connections, there are three approaches: turn Martin Bluff Road into a parkway, add an additional parkway connection to Frontage Road on the west side, and continue this connection out north-west side of the neighborhood.

A. GENERAL STREET SECTIONS



A. Route 90 at Gautier Center

C. Transit Corridor

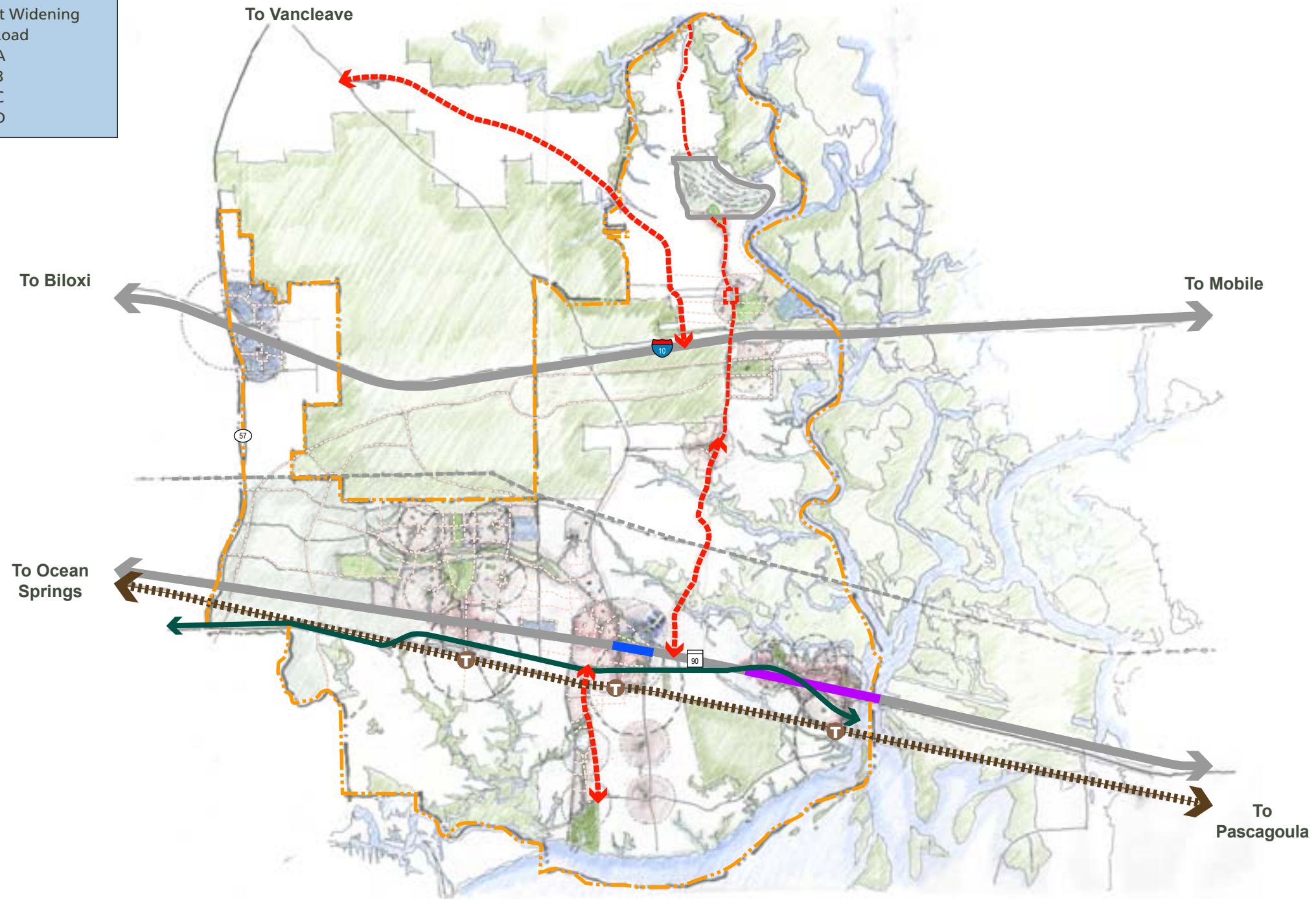


B. Route 90 at De La Point

D. De La Point Main Street

G. LINKAGES & CORRIDORS

- Major Proposed Connection
- - - Proposed Street Widening
- Existing Main Road
- Street Section A
- Street Section B
- - - Street Section C
- Street Section D



DRAWING TYPE:

Analytical
 Proposal

TIMING:

Immediate
 Medium
 Long Term

URBAN SCALE:

Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH:

Design
 Policy
 Management

DRAWING TITLE:

Gautier City Linkages

NARRATIVE:

Gautier needs vehicular, pedestrian and bike connections to tie the neighborhoods to the newly strengthened centers. Additionally the community needs larger connections to the Gulf Coast's cities.



TORTI GALLAS AND PARTNERS, INC.
1300 Spring Street, 4th Floor, Silver Spring, MD 20910