



# Ocean Springs

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Henry Furr  
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Don Broussard  
Jim Eley  
Ed Blake



# History

- Site of Ft. Maurepas founded by France in 1699
- Colonial fishing village grew into a resort in the 1800's
- Washington Ave. commercial district dates from early 1900's
- Pop. 17,225

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

Washington Street

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



## Ocean Springs

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### IMPLEMENTATION THROUGH

- ☐ Design
- ☐ Policy
- ☐ Management

Washington Street  
&  
Railroad District

Name of Contact for Additional Information

E-mail address

NARRATIVE:





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## Touring the City-Special Places

Drawing Title

Date

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NARRATIVE:



## Ocean Springs

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☐ Management

Meeting the community

at City Hall

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Hwy 90: BEAUTIFUL, VIGOROUS  
RESTORED ENVIRONMENT  
TOWN CENTER FOR EAST SIDE  
TREE CANOPY  
BLUEWAYS / GREENWAYS CANALS  
SMALL BIZ: 0

WHAT IF LOOKS  
But to consider some options  
that would allocate a  
small amount of  
land to a small business  
or a small business  
or a small business  
or a small business





## Ocean Springs

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## Saturday Open House

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



# Ocean Springs

## The Guiding Principle:

**Grow more, but grow more of the real Ocean Springs.** Extend the best of the historic patterns of architecture, urbanism and green networks found in Old Ocean Springs into 1) new growth areas, 2) infill development in the city's traditional neighborhoods, and 3) strategic redevelopment of Bienville Boulevard.



# Ocean Springs

# The Big Picture



# 'Transect'

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### IMPLEMENTATION THROUGH

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☒ Policy  
☐ Management

## Transect

Drawing Title

10/16/05

Date

Milt Rhodes

Name of Contact for Additional Information

mrhodes@doverkohl.com

E-mail address

NARRATIVE:



# 'Transect'



## Ocean Springs

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NARRATIVE:

# City of Neighborhoods



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### IMPLEMENTATION THROUGH

- ☐ Design
- ☐ Policy
- ☐ Management

## Framework Plan

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

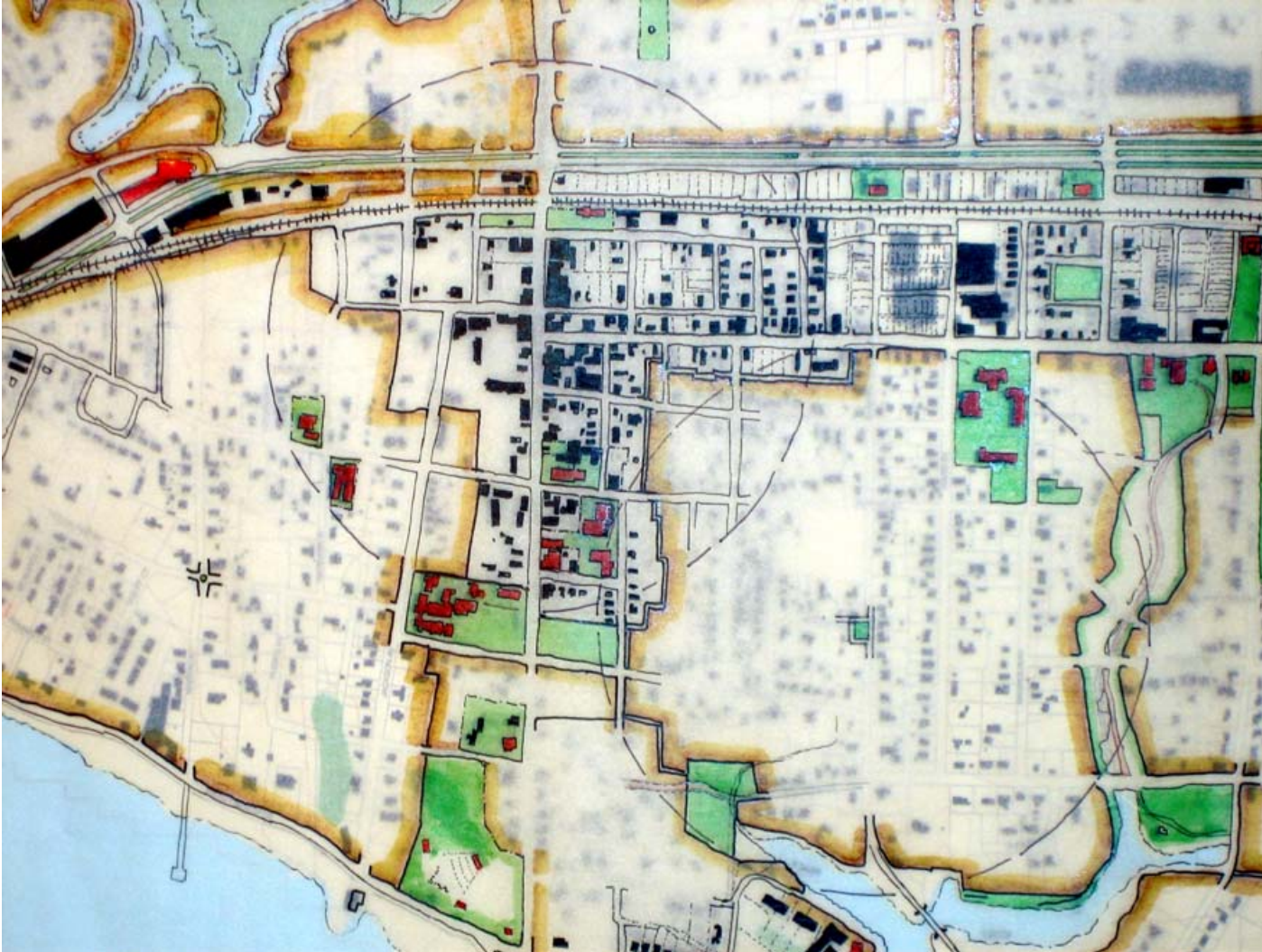
### NARRATIVE:

Neighborhoods, Districts & Corridors; Greenways & Blueways; Major Transportation Network; Infill Development at Ferry, Harbor, Railroad District, and Transit-Oriented Development along Bienville Boulevard





# City of Neighborhoods



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- ☐ Management

## Washington Avenue Main Street

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

### NARRATIVE:

The classic neighborhoods of the traditional town are sized at approximately 5 minutes' walk from center to edge.



# Ocean Springs

## Special Places

Front Beach & The Ferry  
The Harbor

The Railroad Historic District  
Bienville Boulevard



# **Ocean Springs**

## **Front Beach & the Ferry**





# The Ferry

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## Ferry Landing & Bridge

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

### NARRATIVE:

Scenario illustrates the realignment of Hwy 90 to a new bridge that is coupled with the railroad, eliminating the overpass "braid" and resulting in consolidated redevelopment site adjacent to the Yacht Club.





# The Ferry

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Drawing Title

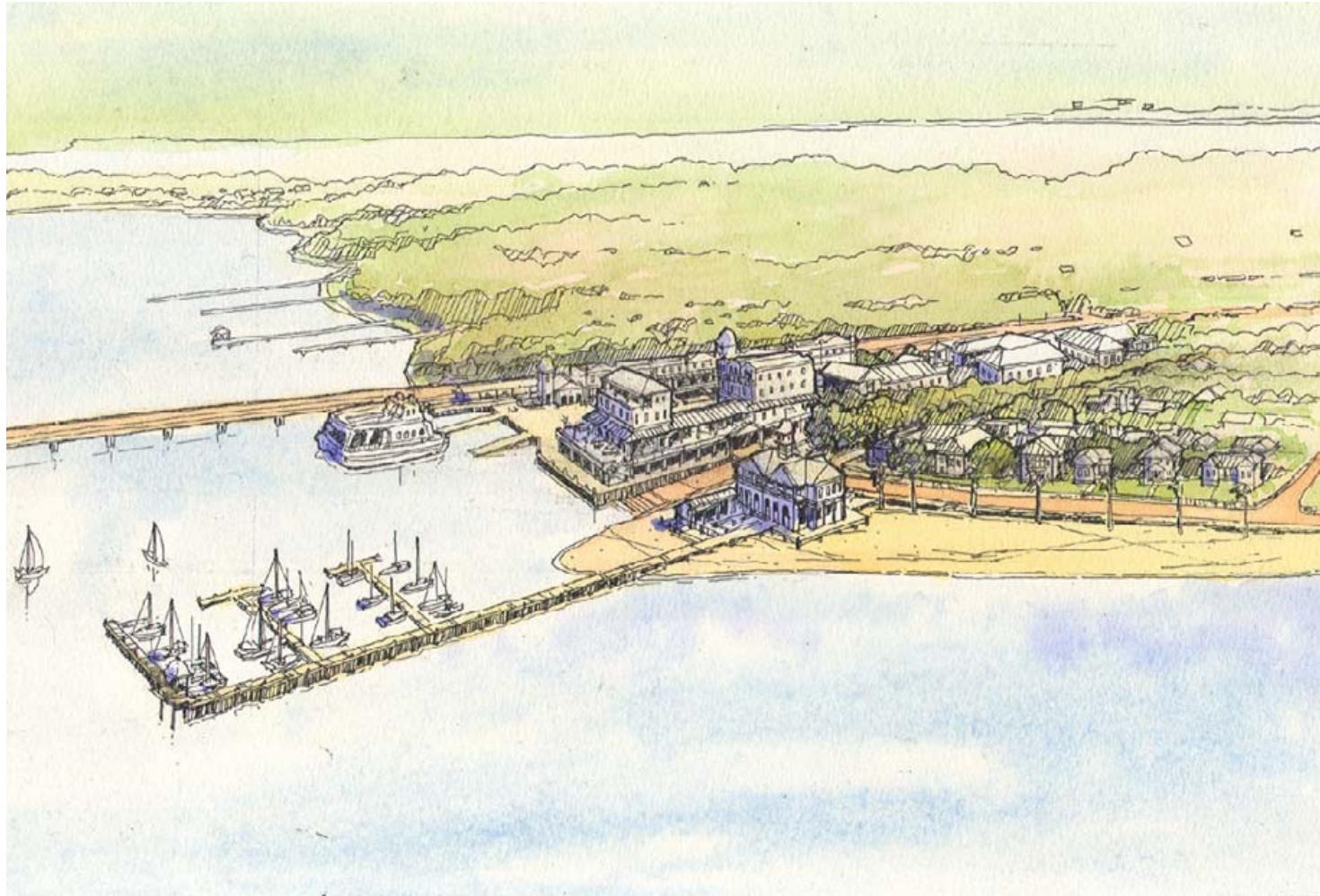
Date

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E-mail address

### NARRATIVE:

An aerial view of the  
Ferry district and  
passenger ferry servicing  
Biloxi and points west.





# The Ferry

Ocean Springs

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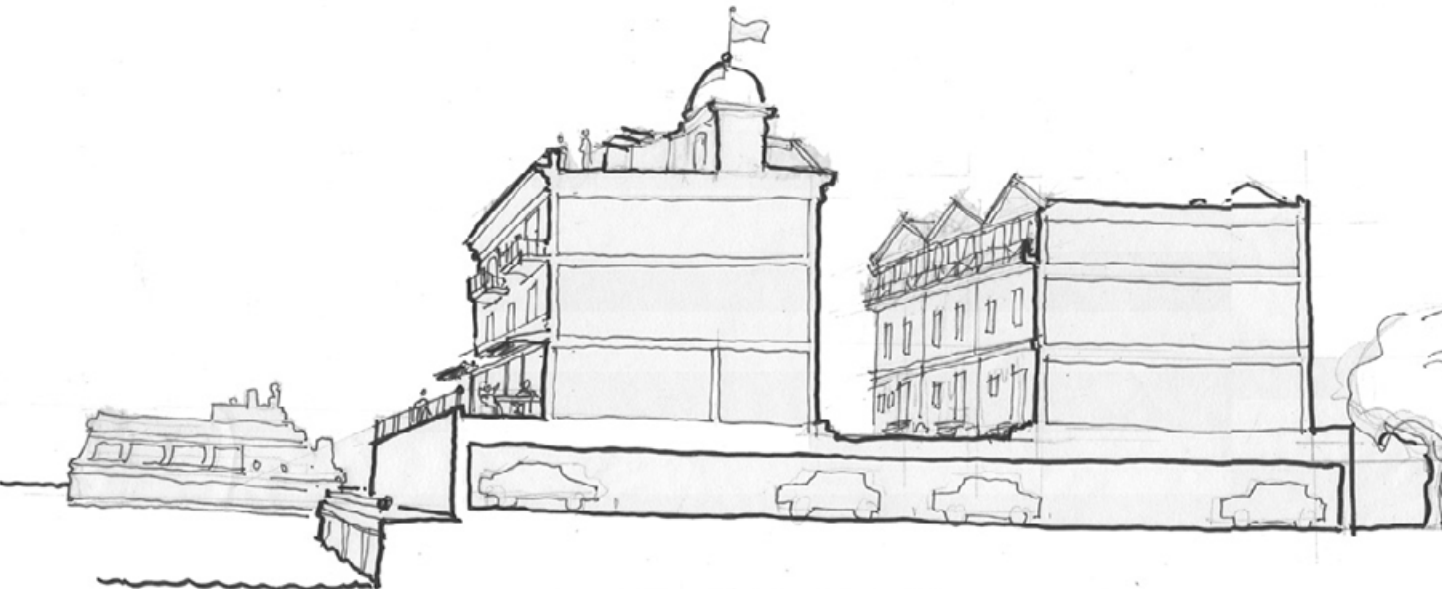
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NARRATIVE:

Early section drawing of Ferry District buildings.



SECTION @ FERRY LANDING

OCEAN SPRINGS

1/16" = 1' 0"



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## Ferry Landing in context

Drawing Title

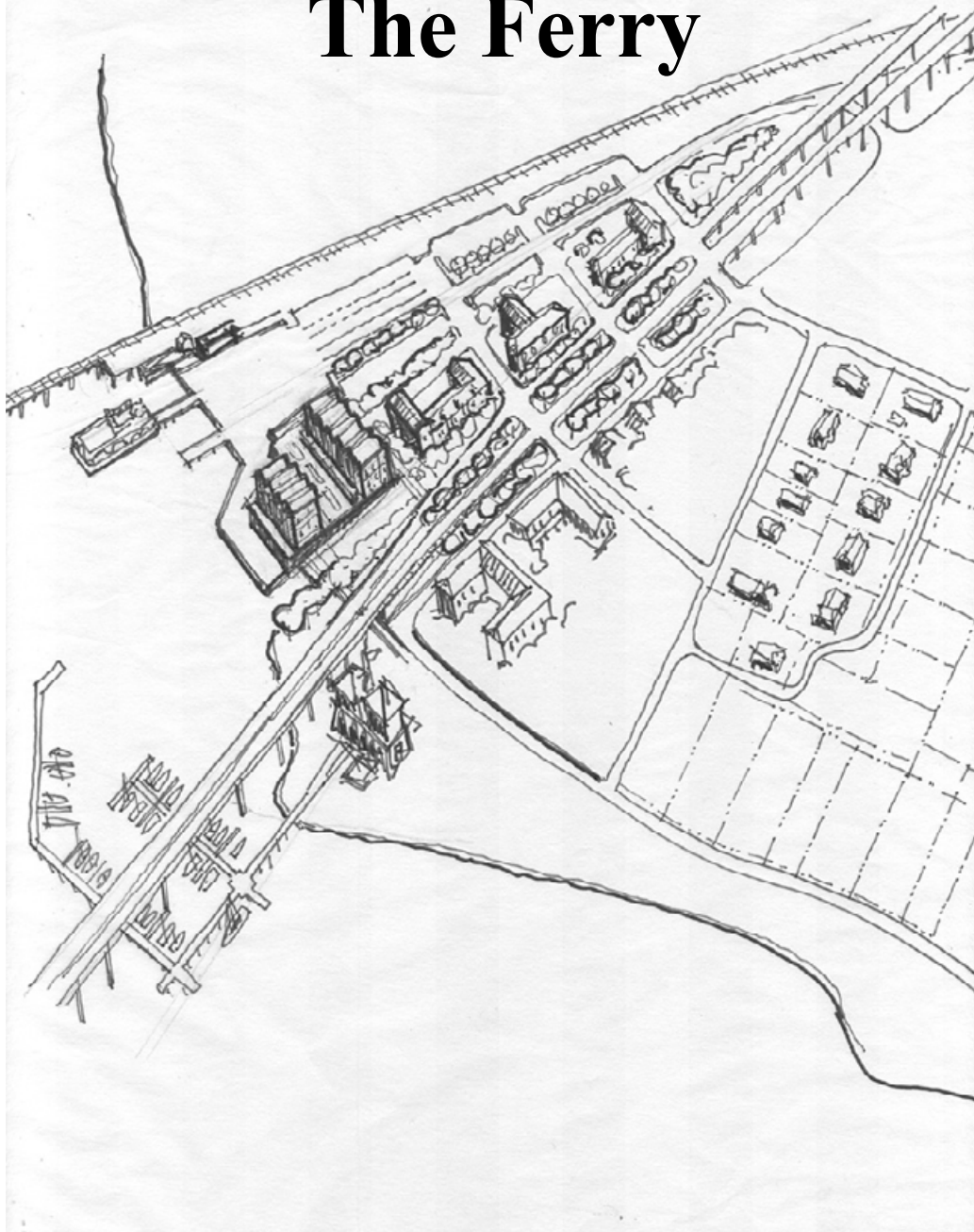
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Name of Contact for Additional Information

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NARRATIVE:

# The Ferry



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Bridge rebuilt in present alignment.

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



# The Ferry

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Bridge rebuilt in present alignment.

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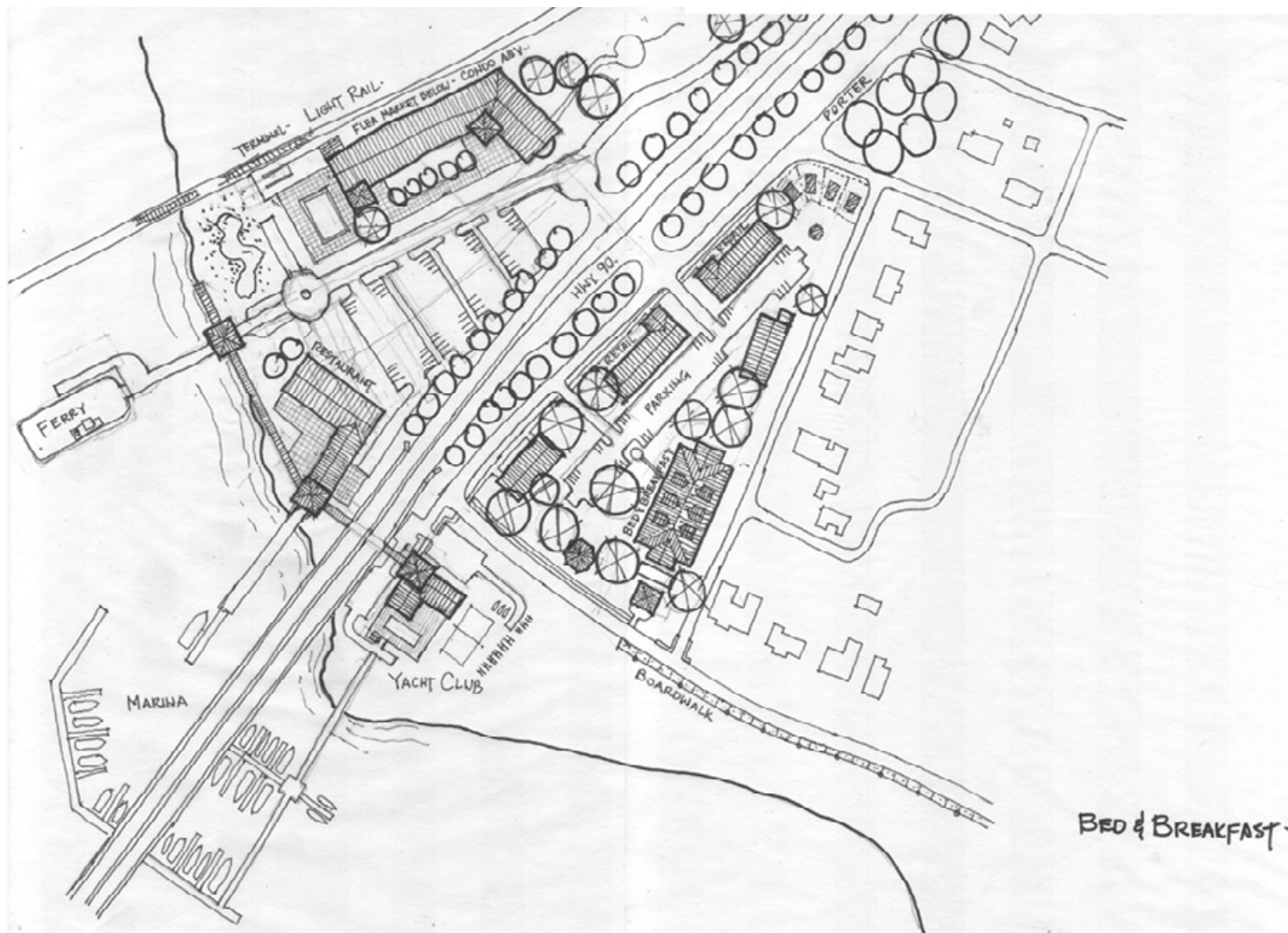
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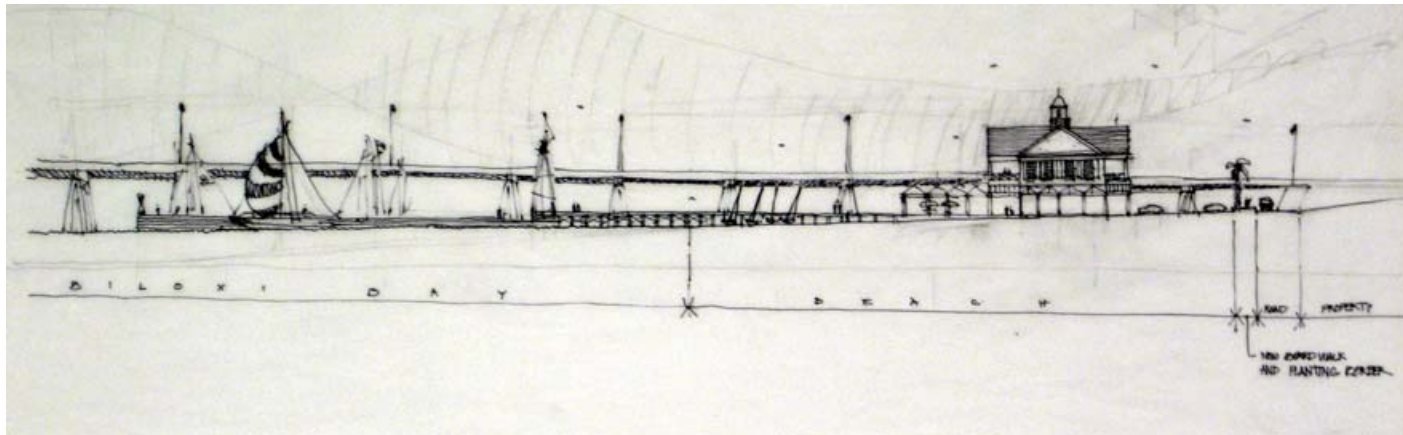
E-mail address

### NARRATIVE:

Plan proposal for Ferry District and Ferry service to Biloxi and points west.



# The Yacht Club



## Ocean Springs

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### IMPLEMENTATION THROUGH

- ☐ Design
- ☐ Policy
- ☐ Management

## Yacht Club studies

Drawing Title

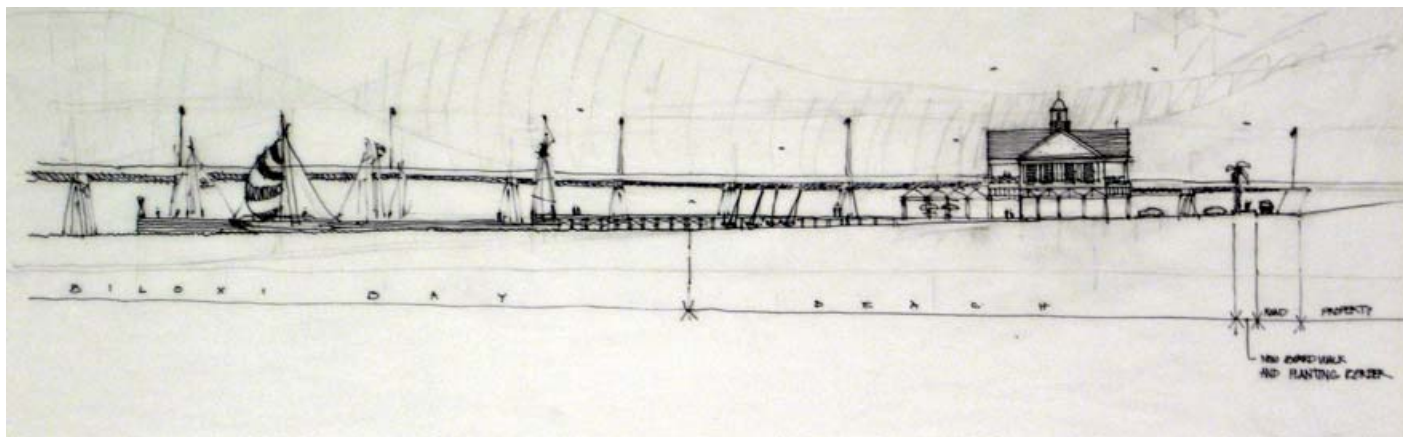
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NARRATIVE:





## Ocean Springs

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## Yacht Club studies

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### NARRATIVE:





**Ocean Springs**

**The Harbor**



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- ☐ Design
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## Harbor

Drawing Title

Date

Name of Contact for Additional Information

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NARRATIVE:





## Ocean Springs

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## The Harbor

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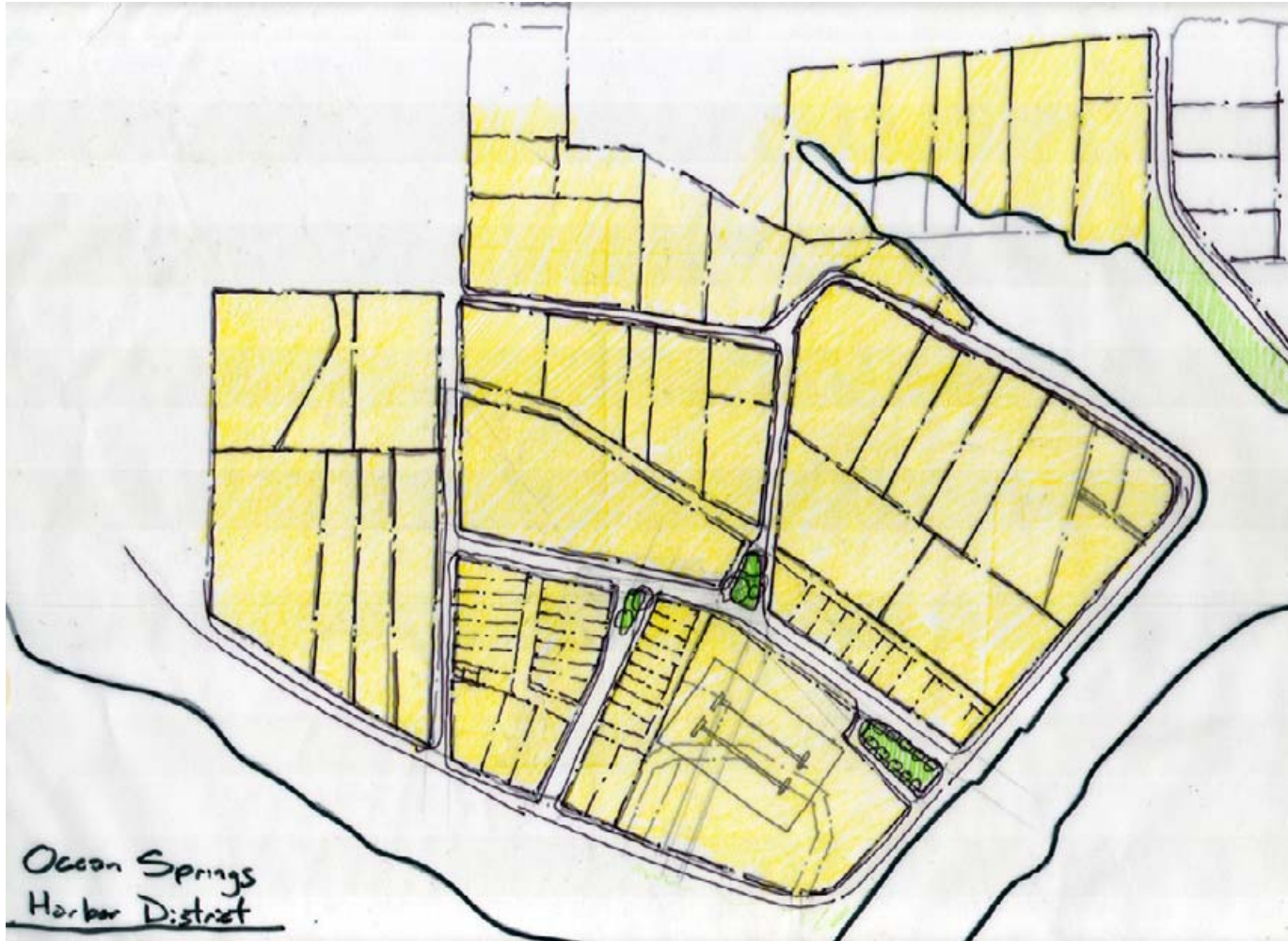
Name of Contact for Additional Information

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### NARRATIVE:



# The Harbor & its Environs



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Study Sketch: Harbor

Drawing Title

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Name of Contact for Additional Information

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NARRATIVE:

## Ocean Springs

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## The Harbor

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NARRATIVE:





# The Harbor

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The Harbor

Drawing Title

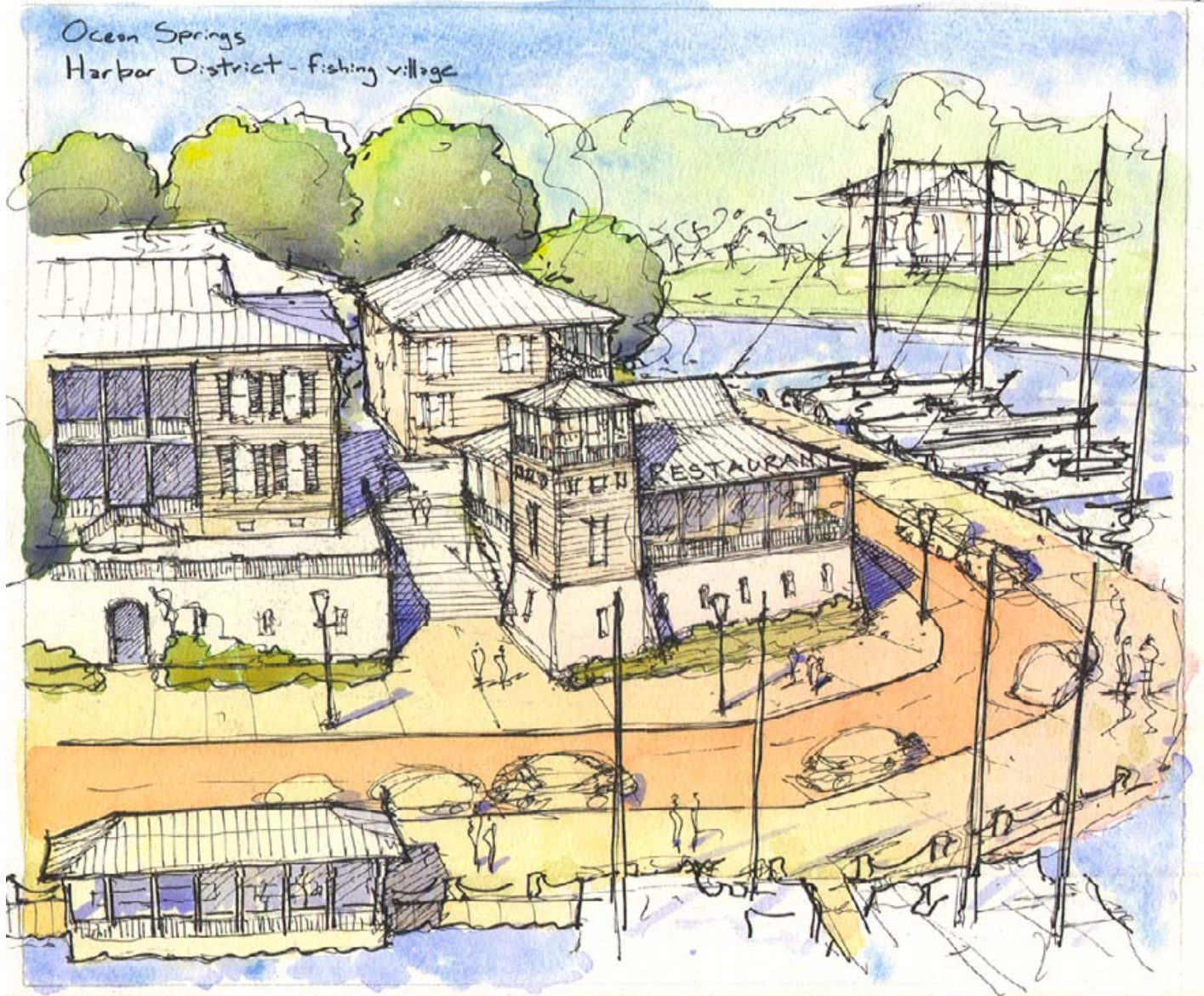
Date

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NARRATIVE:

Harbor District plan and  
with boating facilities  
and restaurants.





# The Harbor

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## The Harbor

Drawing Title

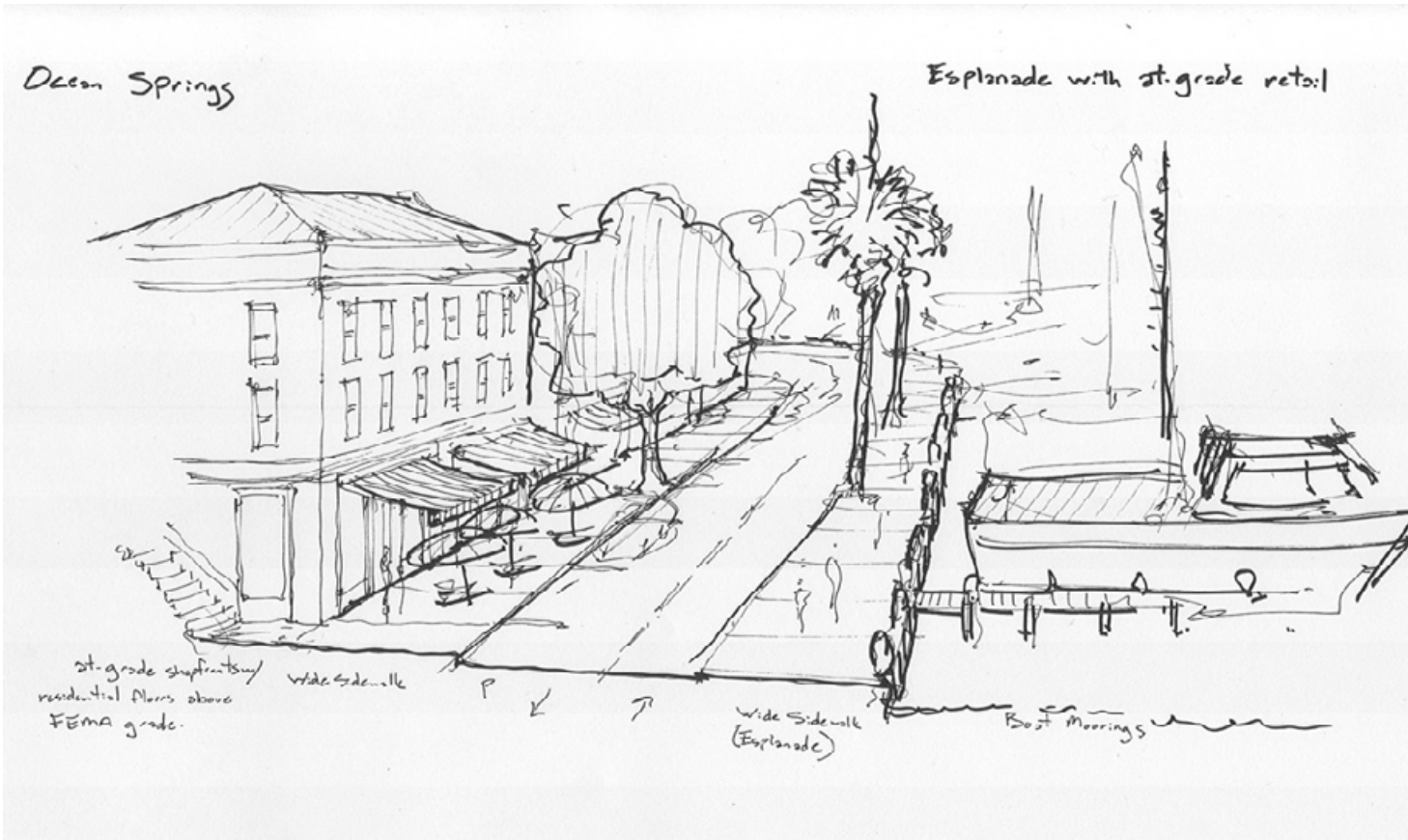
Date

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### NARRATIVE:

This illustrates the "dry flood-proofing" scenario for storefronts in the A zone.



# The Harbor

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## The Harbor

Drawing Title

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### NARRATIVE:

This illustrates the "wet flood-proofing" scenario with elevated storefronts.

Ocean Springs

Esplanade with retail raised above  
a layer of parking



# The Harbor

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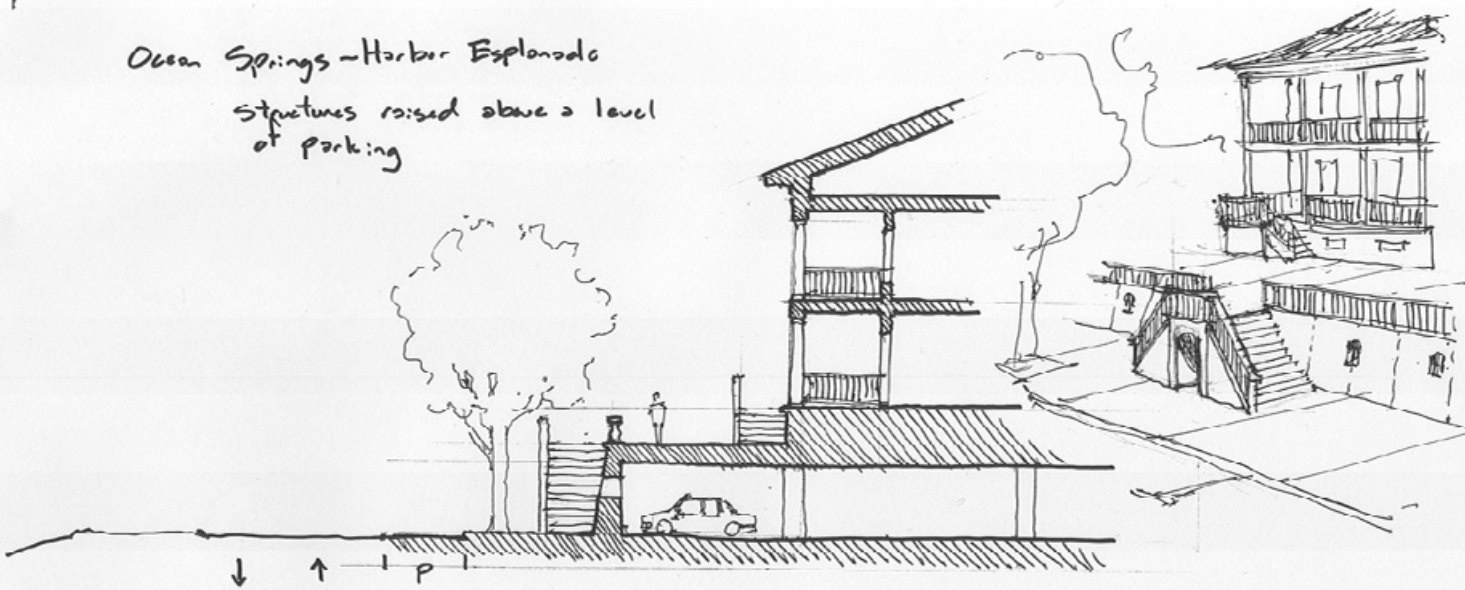
E-mail address

### NARRATIVE:

Section drawing for  
buildings along road  
leading into harbor.

Ocean Springs - Harbor Esplanade

Structures raised above a level  
of parking





# The Harbor & its Environs

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## The Harbor

Drawing Title

Date

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### NARRATIVE:

Plan proposal for Harbor Ward featuring infill development along coastal waterfront.





# **Ocean Springs**

## **The Railroad Historic District**





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## Railroad District

Drawing Title

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### NARRATIVE:





# The Railroad Historic District

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## Railroad Historic District

Drawing Title

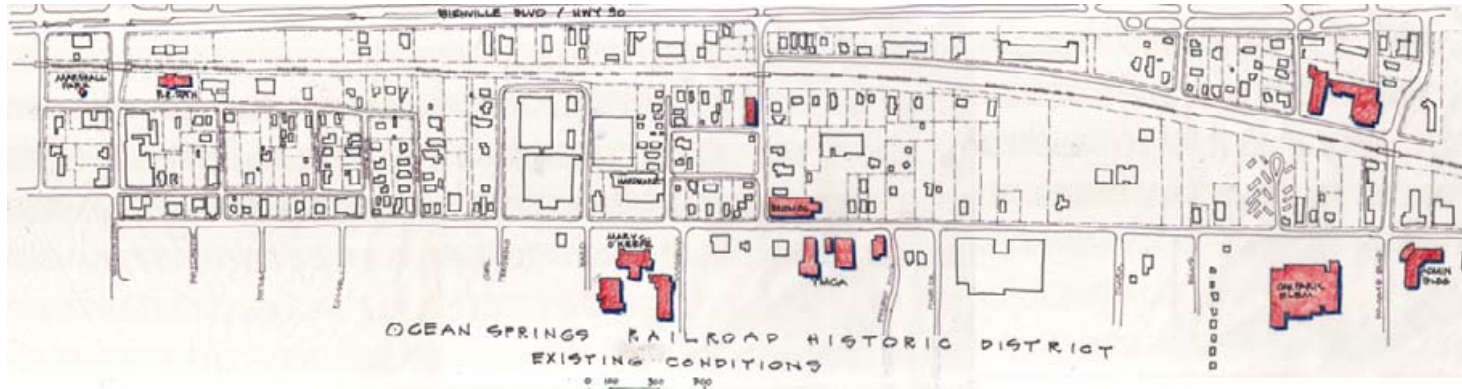
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### NARRATIVE:

Before & After



# The Railroad Historic District

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## Transit Greenway concept

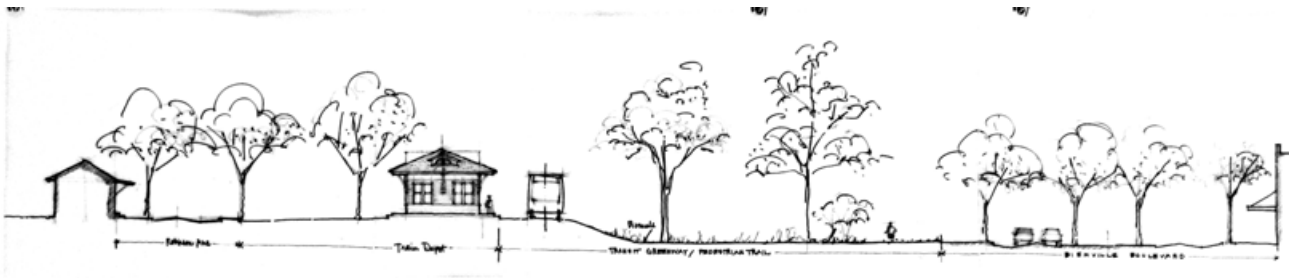
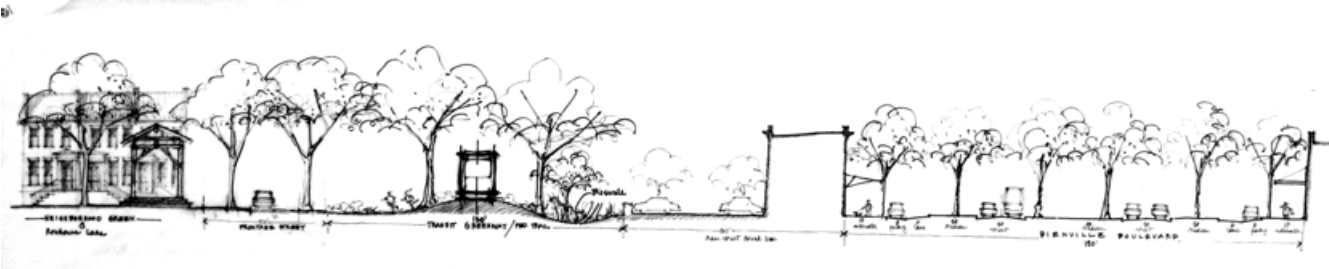
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NARRATIVE:



# The Railroad Historic District

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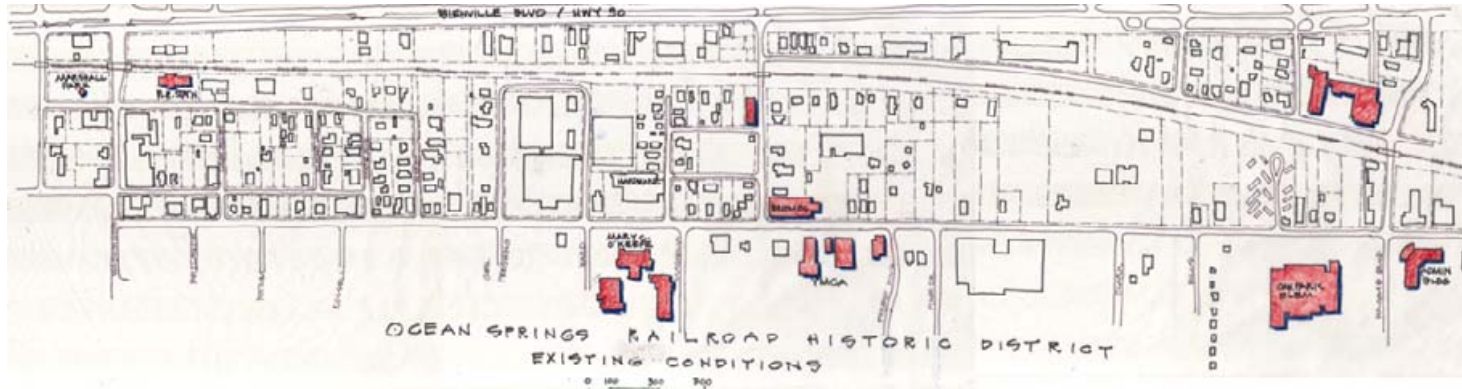
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### NARRATIVE:

Before & After





# The Railroad Historic District

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## Railroad Historic District

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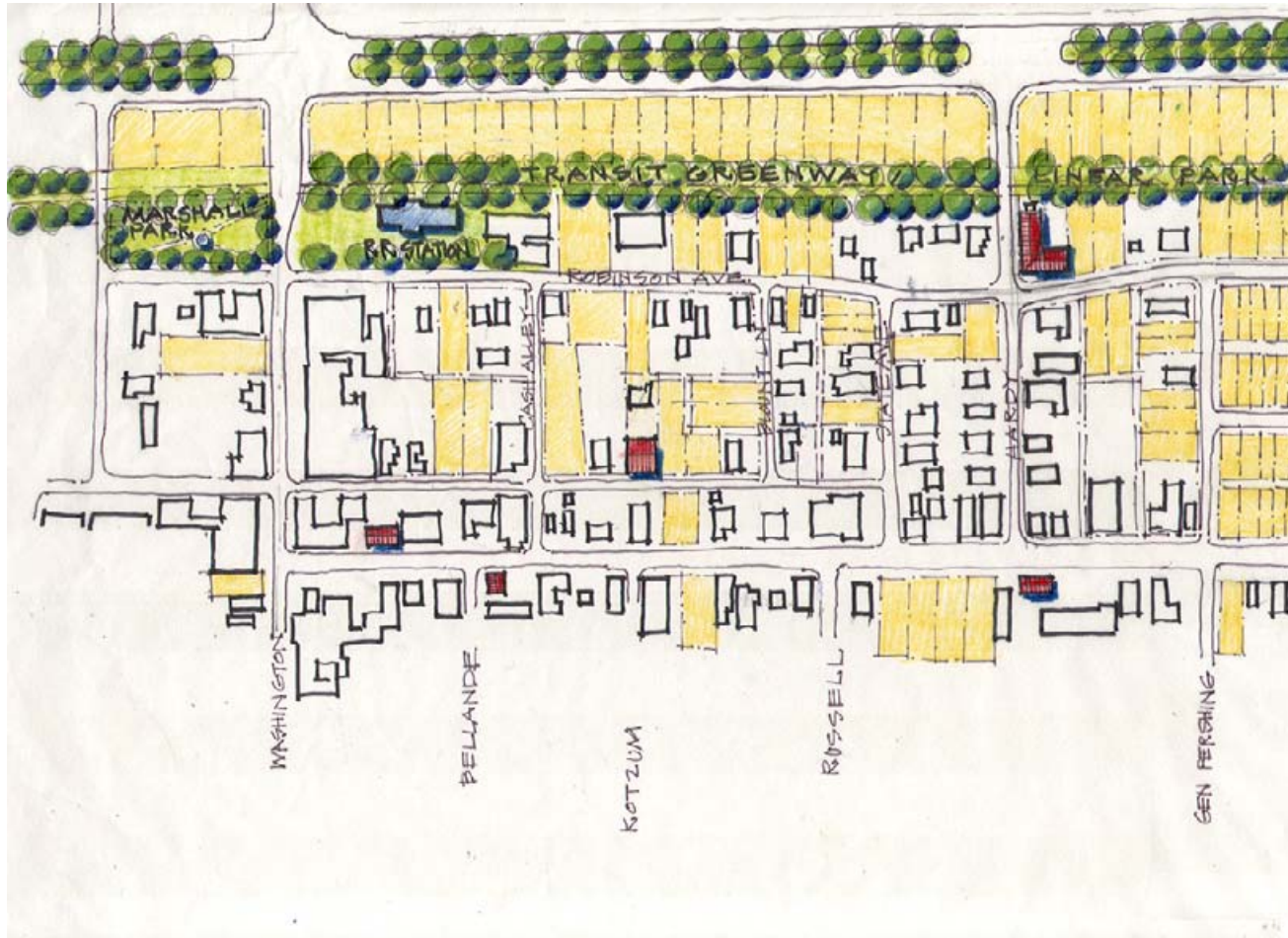
Date

Name of Contact for Additional Information

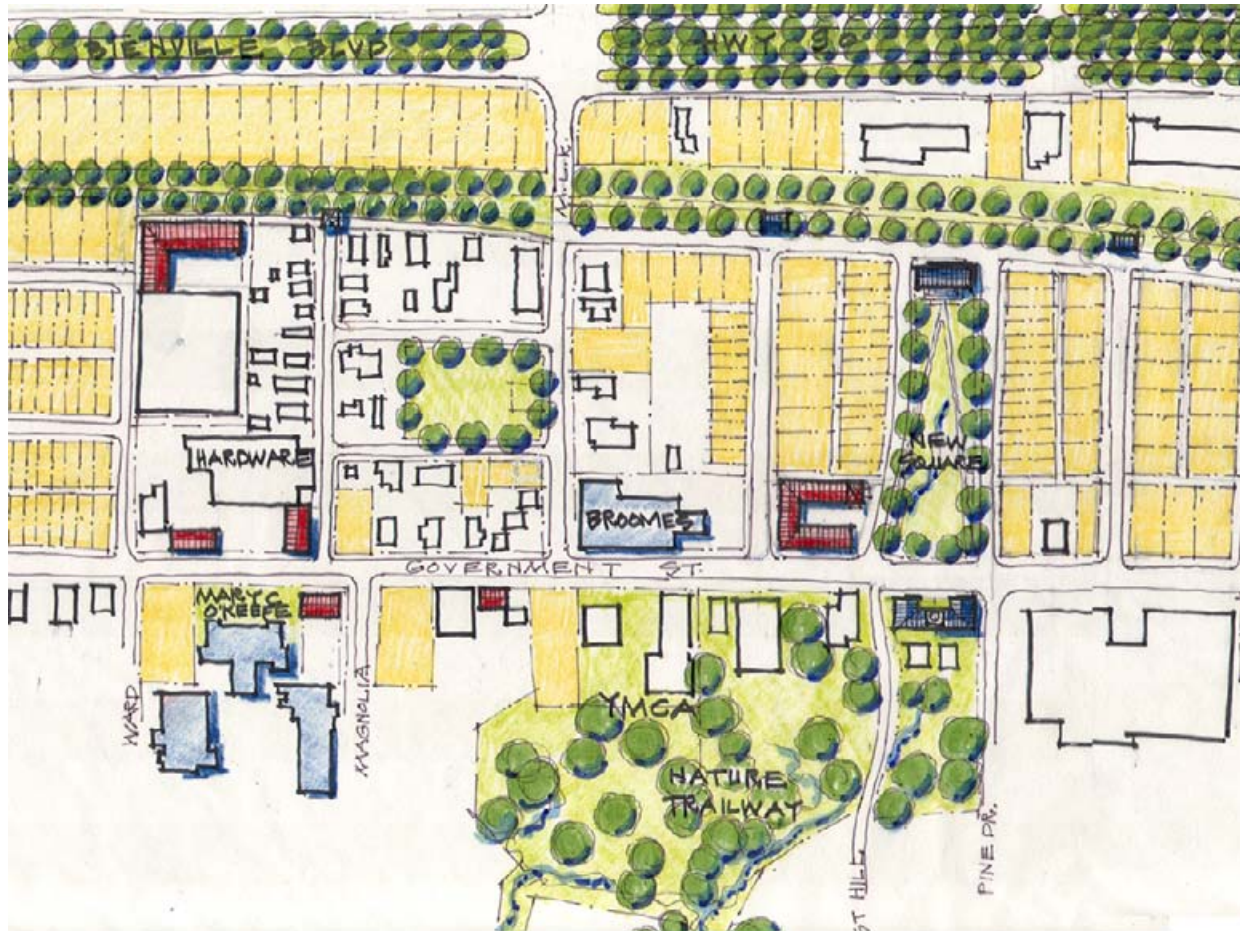
E-mail address

### NARRATIVE:

Western end, adjacent to  
depot and Washington  
Avenue



# The Railroad Historic District



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### NARRATIVE:

Central portion, around Broomes and MLK; new square and surrounding redevelopment.



# The Railroad Historic District

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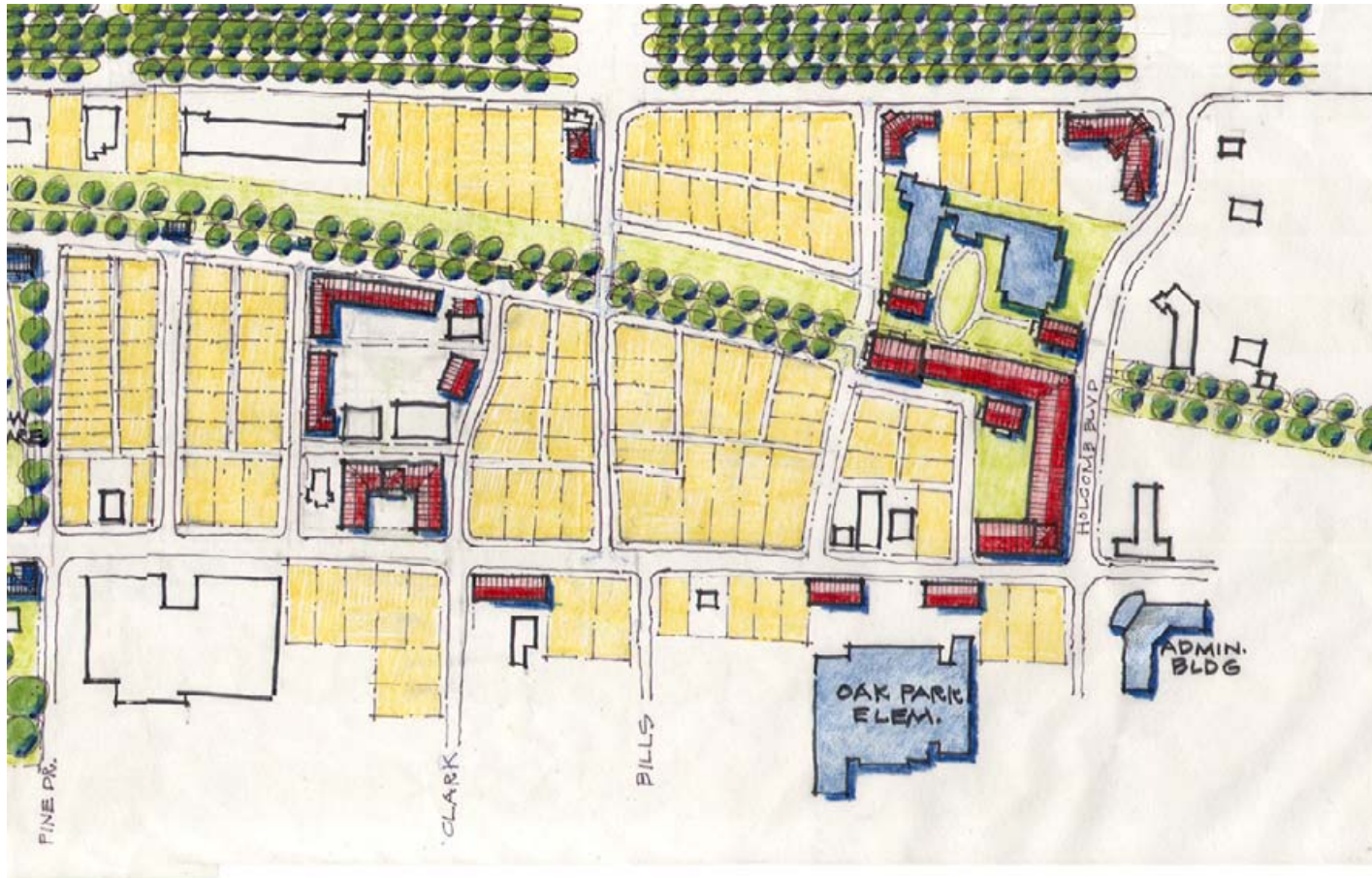
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### NARRATIVE:

Eastern end, adjacent to Holcomb Blvd; illustrating mixed-income, mixed-density, mixed-use infill development.







**Ocean Springs**

**Bienville Boulevard**



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## Hospital District

Drawing Title

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E-mail address

NARRATIVE:



# Bienville Boulevard



Ocean Springs

Place or Topic

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☐ Proposal

**TIMING**

- ☐ Immediate  
☐ Medium Term  
☐ Long Term

**URBAN SCALE**

- ☐ Street, Blocks, Building  
☐ Neighborhood, District, Corridor  
☐ Region

**IMPLEMENTATION THROUGH**

- ☐ Design  
☐ Policy  
☐ Management

Hospital District & Environs

Drawing Title

Date

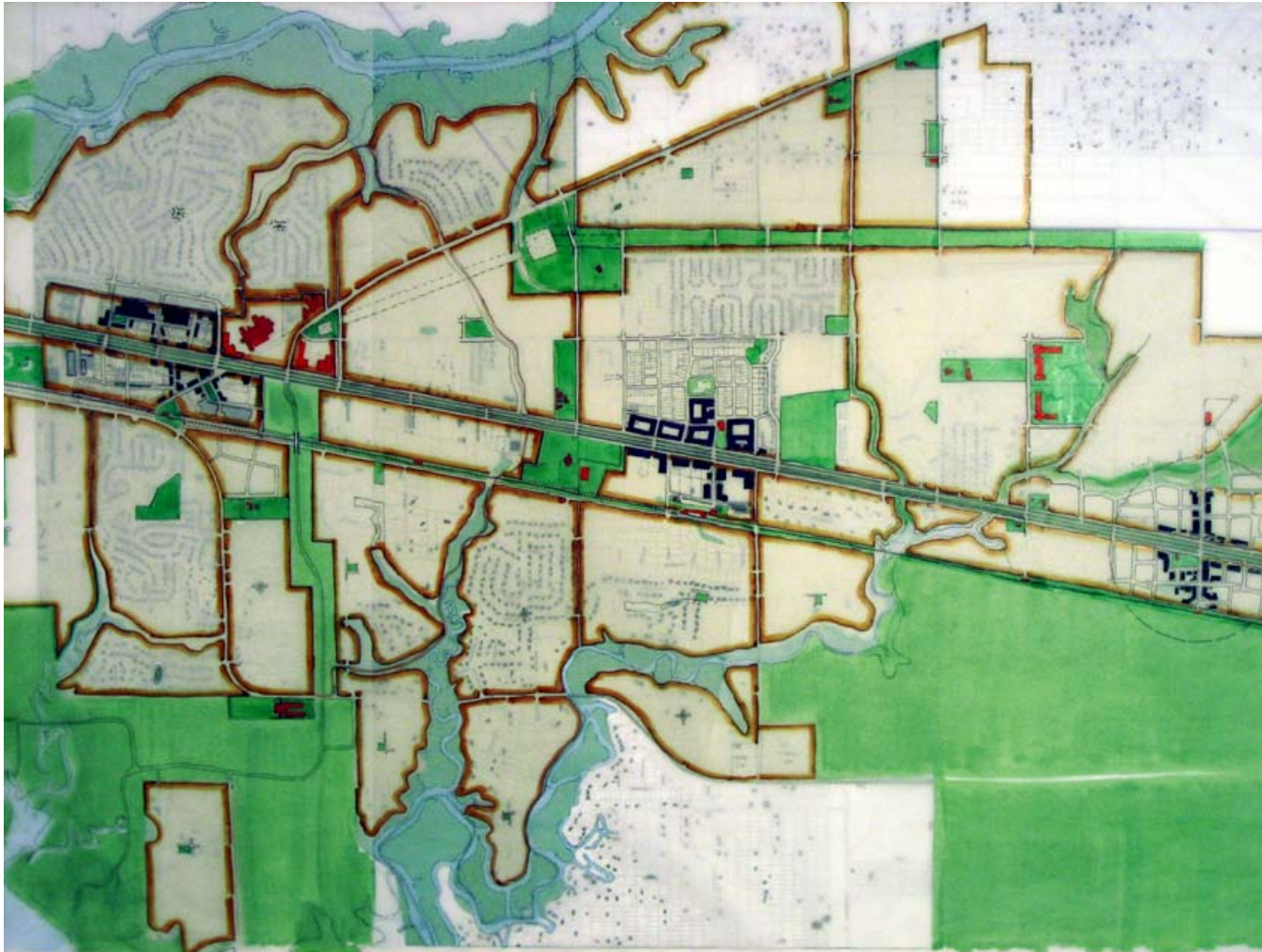
Name of Contact for Additional Information

E-mail address

**NARRATIVE:**



# Bienville Boulevard



## Ocean Springs

Place or Topic

### DRAWING TYPE

- ☐ Analytical
- ☐ Proposal

### TIMING

- ☐ Immediate
- ☐ Medium Term
- ☐ Long Term

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- ☐ Region

### IMPLEMENTATION THROUGH

- ☐ Design
- ☐ Policy
- ☐ Management

## Future TOD at today's Wal-Mart

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:





## Ocean Springs

Place or Topic

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### IMPLEMENTATION THROUGH

- ☐ Design
- ☐ Policy
- ☐ Management

## Above Wal-Mart

Drawing Title

Date

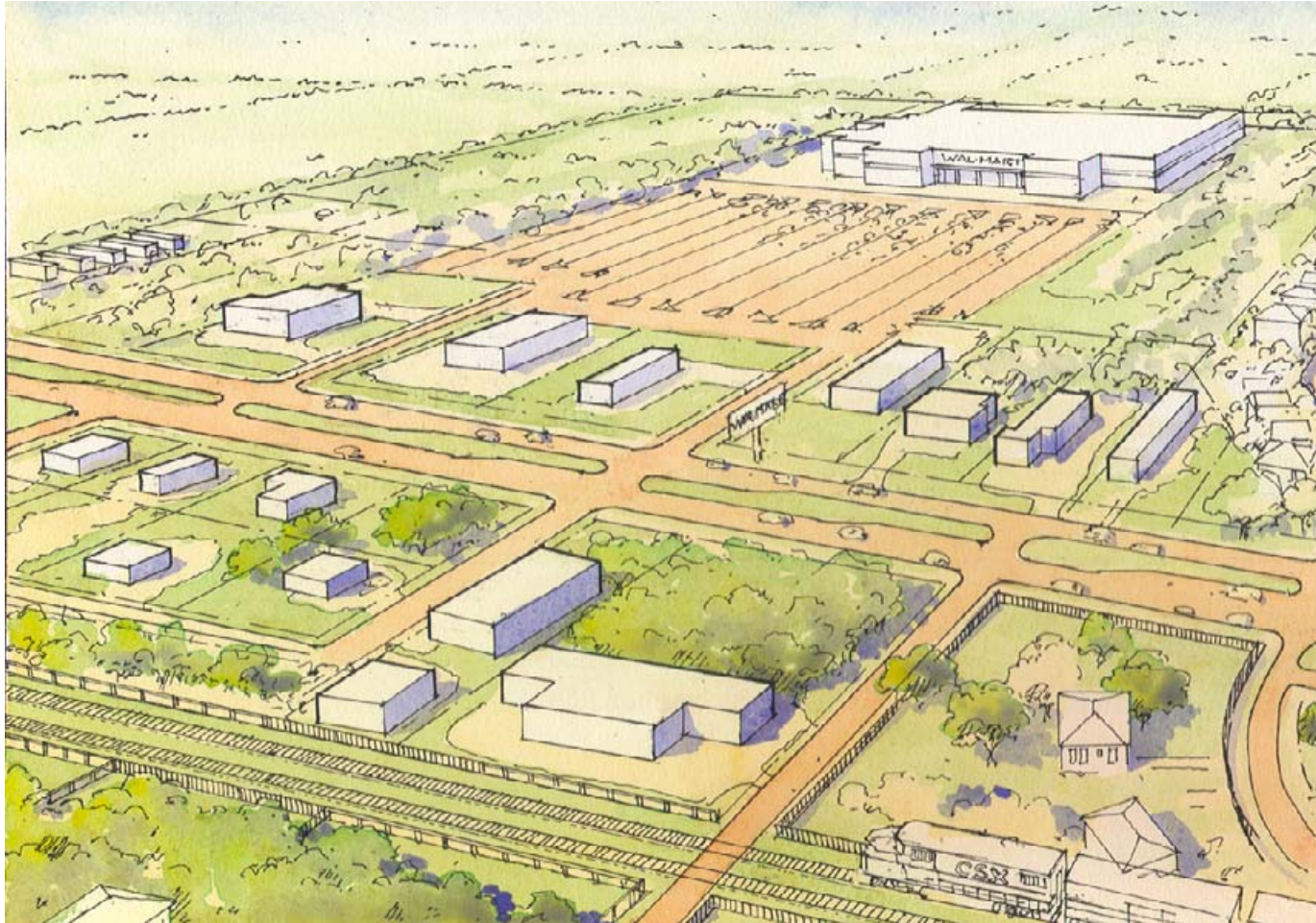
Name of Contact for Additional Information

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NARRATIVE:



# Bienville Boulevard



## Ocean Springs

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- ☐ Policy
- ☐ Management

## Bienville Blvd today

Drawing Title

Date

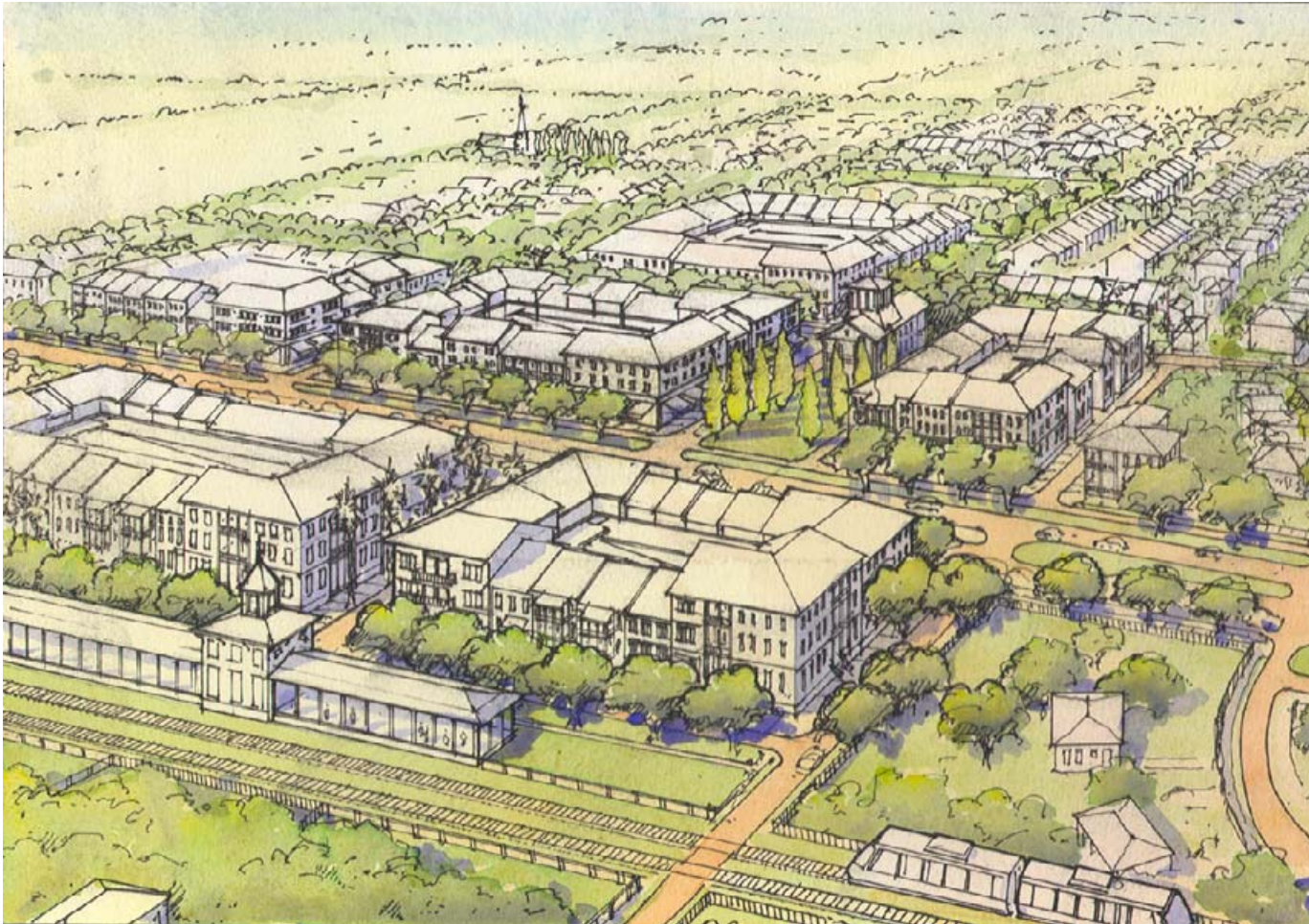
Name of Contact for Additional Information

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NARRATIVE:



# Bienville Boulevard



Ocean Springs

Place or Topic

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- ☐ Management

Bienville Blvd in the next generation

Drawing Title

Date

Name of Contact for Additional Information

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NARRATIVE:



# Bienville Boulevard



## Ocean Springs

Place or Topic

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## Bienville Blvd in the next generation

Drawing Title

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NARRATIVE:

# Bienville Boulevard

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- ☐ Policy
- ☐ Management

## Bienville Blvd in the next generation

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

### NARRATIVE:

Large-format anchor stores  
can still be accommodated,  
within the structure of blocks  
and streets





# Bienville Boulevard

Ocean Springs

Place or Topic

## DRAWING TYPE

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## IMPLEMENTATION THROUGH

- ☐ Design  
☐ Policy  
☐ Management

Bienville Blvd in the next generation

Drawing Title

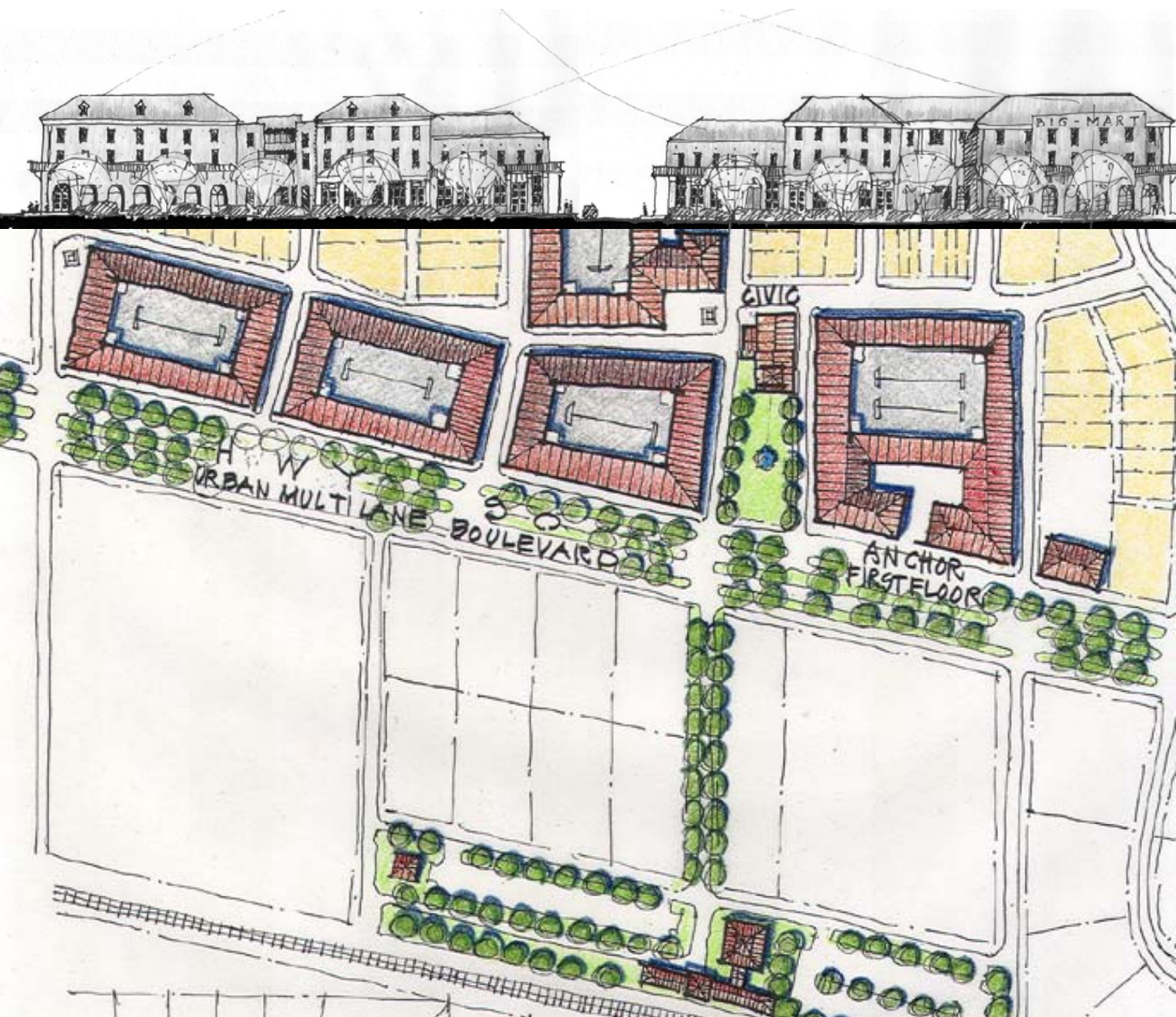
Date

Name of Contact for Additional Information

E-mail address

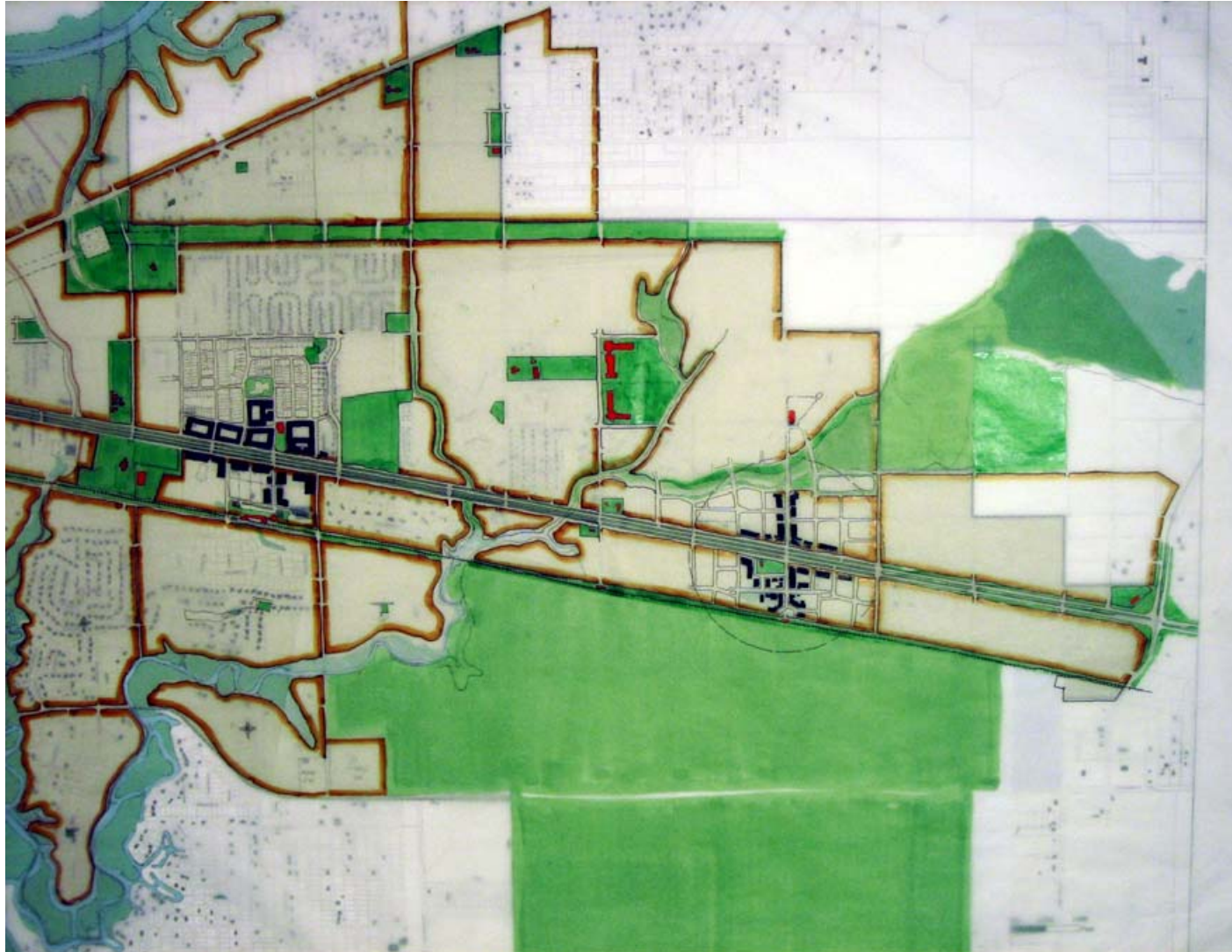
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Large-format anchor stores  
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# Bienville Boulevard



## Ocean Springs

Place or Topic

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### IMPLEMENTATION THROUGH

- ☐ Design
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- ☐ Management

## New Growth

Drawing Title

Date

Name of Contact for Additional Information

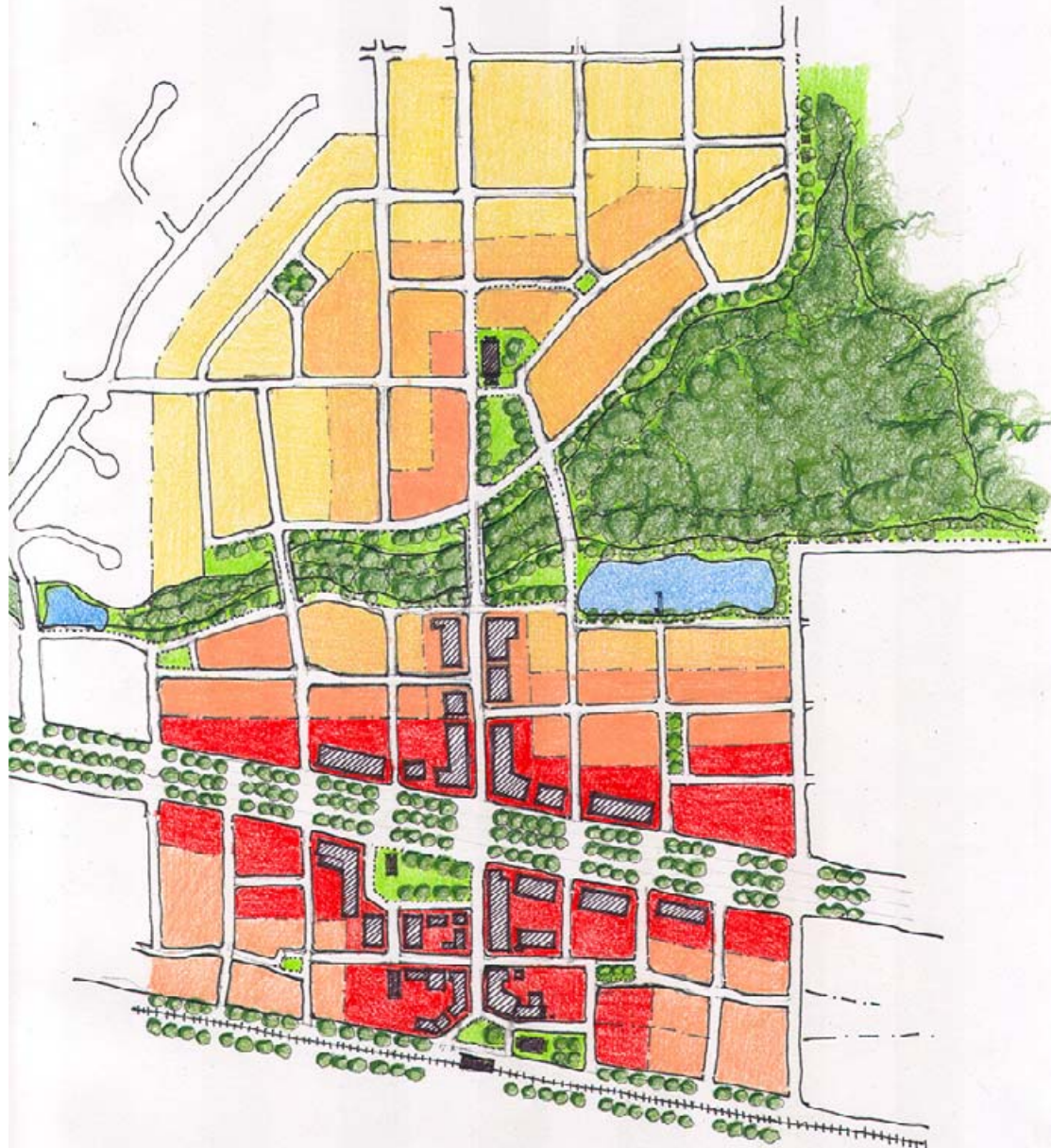
E-mail address

### NARRATIVE:

New growth takes the form of traditional neighborhood developments, with conscious protection of wetlands and other special environments, plus transit-oriented development. This sketch was based directly on a block study of Old Ocean Springs.



# Bienville Boulevard



## Ocean Springs

Place or Topic

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- ☐ Design
- ☐ Policy
- ☐ Management

## New Growth

Drawing Title

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New growth takes the form of traditional neighborhood developments, with conscious protection of wetlands and other special environments, plus transit-oriented development. This sketch was based directly on a block study of Old Ocean Springs.



# **Ocean Springs**

## **Strategic Actions: Design, Policy, & Management**



## Adopt a City of Neighborhoods framework:

1. Use the historic Old Ocean Springs development patterns for new growth areas in eastern and northern corridors.
2. Build & maintain walkable, bike-able, interconnected streets citywide.
3. Reserve special sites for civic buildings and community landmarks in each neighborhood.
4. Reinforce a community-wide pattern of human-scaled neighborhood schools, located within short (preferably walkable) travel distances of each neighborhood.
5. Continue to protect and enhance historic Old Ocean Springs and its environs.

Ocean Springs

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URBAN SCALE

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IMPLEMENTATION THROUGH

☐ Design  
☐ Policy  
☐ Management

Drawing Title

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E-mail address

NARRATIVE:

Adopt specific design plans for new development in special places, including:

1. Ocean Springs Harbor;
2. Ferry Landing District;
3. Railroad Historic District;
4. Ocean Springs Hospital;
5. Transit-Oriented Developments:
  - East End main street area;
  - along Bienville Boulevard;
6. Berlin property (“100 Acre Wood”).

Ocean Springs

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IMPLEMENTATION THROUGH

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☐ Management

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NARRATIVE:



## Promote incremental infill in existing neighborhoods, particularly the close-in neighborhoods near Old Ocean Springs:

1. Identify vacant and underutilized land within town growth areas; promote these development opportunities to developers who specialize in traditional neighborhood development.
2. Pre-approve building designs that support the community character—make it easy to develop the right thing.
3. Support mixed-use development with public parking, shared parking, and all available incentives.

Ocean Springs

Place or Topic

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URBAN SCALE

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IMPLEMENTATION THROUGH

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Drawing Title

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NARRATIVE:

## Evolve the Highway 90 “strip” into a mature urban boulevard:

1. Require street-oriented buildings, with no blank walls facing the boulevard.
2. Focus mixed-use development around future transit stops. Form transit-ready locations by coupling employment centers (such as the hospital) with new housing, supportive retail, and entertainment.
3. Establish a pattern of parallel local roads and multiple points of interconnection, to conserve capacity on Highway 90.
4. Convert the highway-and-frontage road pattern to a classic urban multi-way boulevard, with tree lines, slow lanes, and parking. Alternatively, reconfigure Highway 90 with fewer lanes, more trees, and restored onstreet parking.



Ocean Springs

Place or Topic

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IMPLEMENTATION THROUGH

☐ Design  
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☐ Management

Drawing Title

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NARRATIVE:



## Adopt a Green City framework:

1. Preserve, extend and connect green edges, bayou & marsh fingers, and parklands.
2. Establish small, carefully located, highly-maintained squares as neighborhood centers.



Ocean Springs

Place or Topic

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IMPLEMENTATION THROUGH

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Drawing Title

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NARRATIVE:

## Overhaul the land development regulations:

1. Employ a “form-based code” approach  
(see [www.formbasedcodes.org](http://www.formbasedcodes.org)).
2. Alter policies that do not support design goals in the community vision (e.g. lot sizes, building heights, density, prohibitions on mixed uses, setbacks, parking requirements, etc.).
3. Establish standard practices for development in key growth areas and pre-approve projects following the standards.

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Place or Topic  
Ocean Springs

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DRAWING TYPE  
☐ Analytical  
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TIMING  
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URBAN SCALE  
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IMPLEMENTATION THROUGH  
☐ Design  
☐ Policy  
☐ Management

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Drawing Title  
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Date  
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E-mail address  
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NARRATIVE:

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## Ensure affordable housing & affordable commerce:

1. Small businesses following standards and guidelines established by the City should be pre-approved.
2. Encourage compact development (higher density), live/work combinations, and residential above retail.
3. Permit accessory dwelling units and accessory offices citywide.
4. Introduce classic rowhouses to the housing mix, enabling single-family attached homes to complement the predominant detached homes.

Ocean Springs

Place or Topic

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URBAN SCALE

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IMPLEMENTATION THROUGH

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NARRATIVE:

## Create a “park-once environment”:

Cluster complementary uses on pedestrian friendly streets to support walkable commerce and reduce demand for motoring.

Ocean Springs

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Drawing Title

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NARRATIVE:



## **Cultivate continuous, design-focused public participation:**

Develop detailed plans for special places using the “charrette” method.

Require planning consultants to conduct events according to standards set forth by the National Charrette Institute (see [www.charretteinstitute.org](http://www.charretteinstitute.org))



Ocean Springs

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### IMPLEMENTATION THROUGH

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- ☐ Management

Drawing Title

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NARRATIVE:

## Provide leadership training:

Send elected officials, planning commissioners, local developers, designers and city staff to educational events on the subjects of:

Public Participation

([www.charretteinstitute.org](http://www.charretteinstitute.org));

New Urbanism ([www.cnu.org](http://www.cnu.org));

Form-Based Codes (FBCI,

[www.formbasedcodes.org](http://www.formbasedcodes.org));

Green Building ([www.usgbc.org](http://www.usgbc.org)) and

Livable Streets (Seaside Institute,

[www.seasideinstitute.org](http://www.seasideinstitute.org)).

Ocean Springs

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NARRATIVE:



## Provide staffing to implement the plan:

Create a Town Architect or Supervising Designer position within the City, to work with applicants on refining designs to comply with the form-based code and the plan vision.

Create a City Arborist position, responsible for the city's historic and new tree canopy, and empower this person to supervise the ongoing design and maintenance of the street tree network.

Ocean Springs

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