

WAVELAND, MISSISSIPPI



Charrette Team

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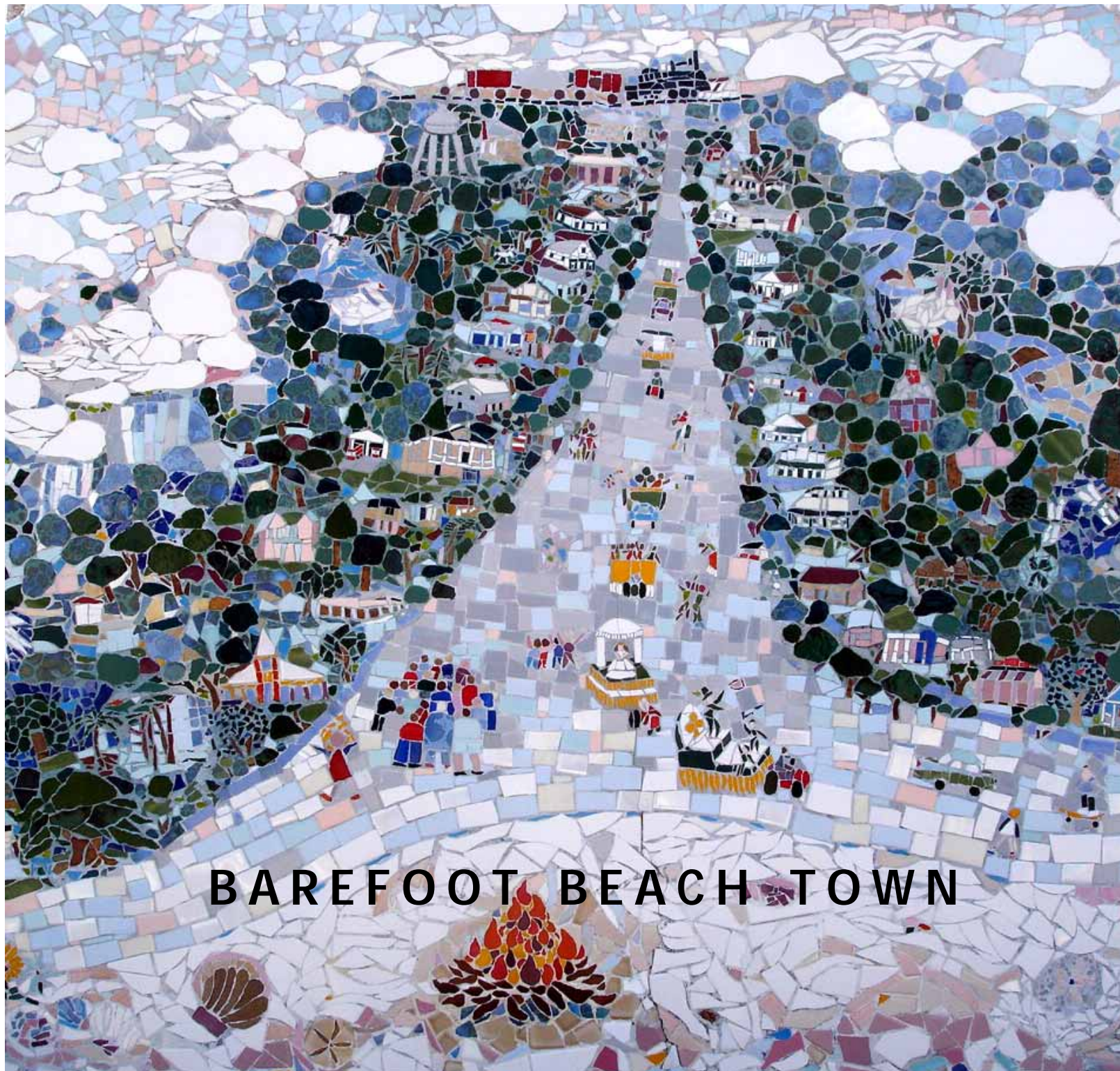
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Peter Greenberg
David Carrico
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October 31, 2005



WAVELAND

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

Character

Drawing Title

10/31/05

Date

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NARRATIVE:

Coleman Avenue

**Mosaic on Front Stair, Only
Remains of Town Hall**



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NARRATIVE:

Agenda

Presentation Contents

1. Context
2. Analysis
3. Proposals
4. Implementation

LISTENING TO CITIZENS AND LEADERS



Waveland Town Visit



Waveland: First Renewal Forum Town Meeting



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Town Meetings

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NARRATIVE:

Context

Very First Town Meeting

LISTENING TO CITIZENS AND LEADERS



Waveland: First Renewal Forum Town Meeting

Town Participants at 10/13/05 Meeting

Mayor Tommy Longo

Lisa Planchard, City Clerk

Kathy Pinn, Coleman Avenue Coalition President, City Employee

Randy Ponder, Sea Coast Echo Newspaper Publisher

Sherry Ponder, Bay-Waveland School District

Ted Longo, Merrill Lynch, lifetime Waveland resident

Tommy Longo, Daddy 'O's Restaurant, Hwy. 90

Beth Carriere, Hancock Dept. of Tourism Director

Gwen & John Impson, Gwen-President of the ARTS of Hancock County

Sue Ashman, owner Ashman-Mollere Realty, Coleman Avenue

Ronnie Artigues, Hancock County Attorney

Rickey Peters, owner Rickey's Restaurant, Coleman Avenue

Ellen Breath, lifetime resident and property owner

Mary Perkins, Hancock Library System



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LISTENING TO CITIZENS AND LEADERS



Preliminary Presentation



Final Presentation



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NARRATIVE:

Context

Mid-Week Presentation and
Final Presentation at Isle of
Capris Hotel, Biloxi

DESIGN AND PRODUCTION



Biloxi Work Studio



ROA Work Studio



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Design & Production

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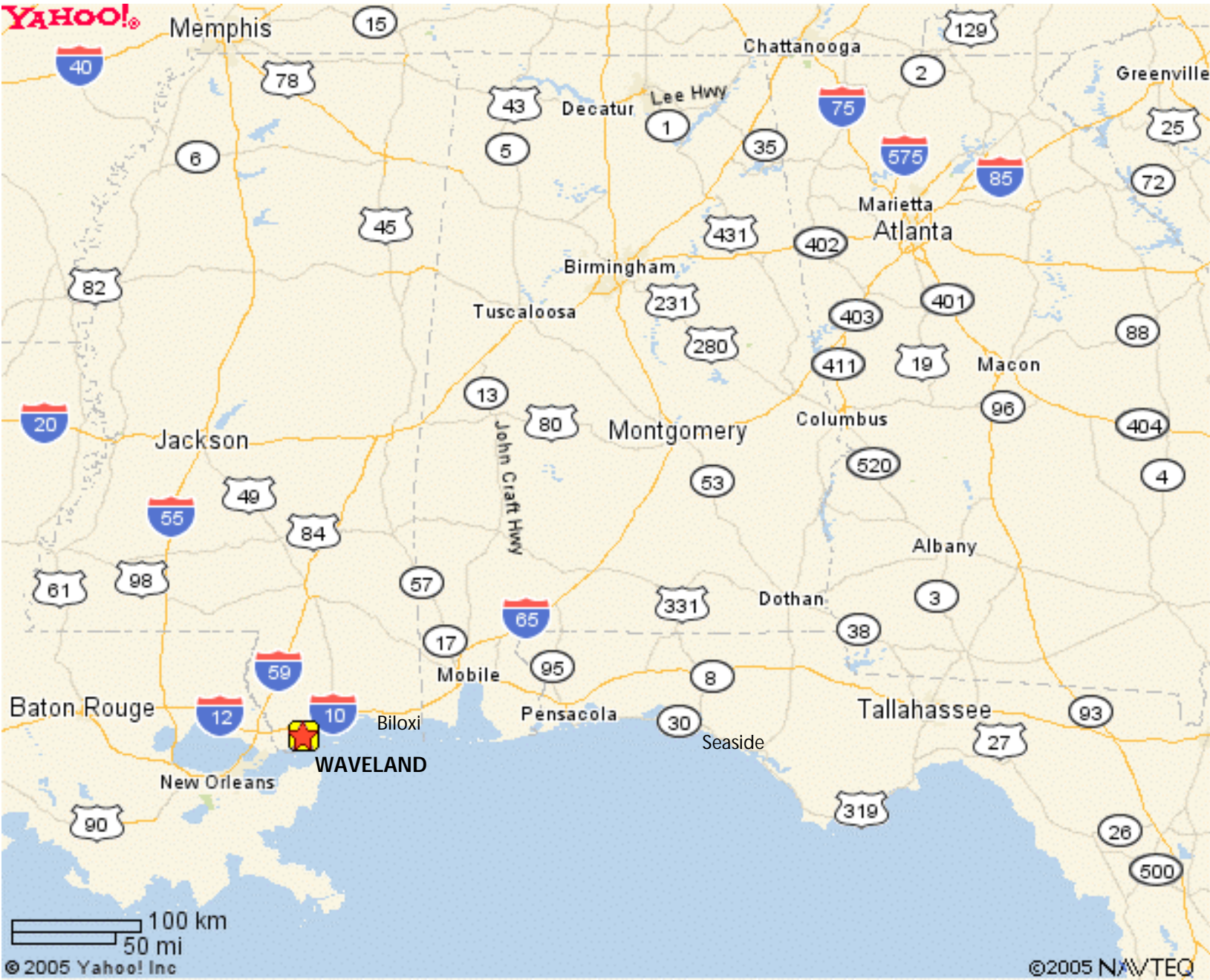
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NARRATIVE:

Context

Work Rooms in Biloxi and
in New Haven

AMERICAN SOUTH EAST REGION



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Regional Analysis

Drawing Title

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NARRATIVE:

Context

Relation to Greater
Region

MISSISSIPPI GULF REGION



- Waveland is closest beach to New Orleans. Therefore, long a destination for vacationing New Orleanians.
- Waveland is more in sphere of New Orleans than other Gulf cities.
- Once mostly 2nd homes, Waveland population today is 60% year-round residents, all income levels.
- Waveland character is relaxed beach town known for diversity and the arts.
- New Orleans flavor.

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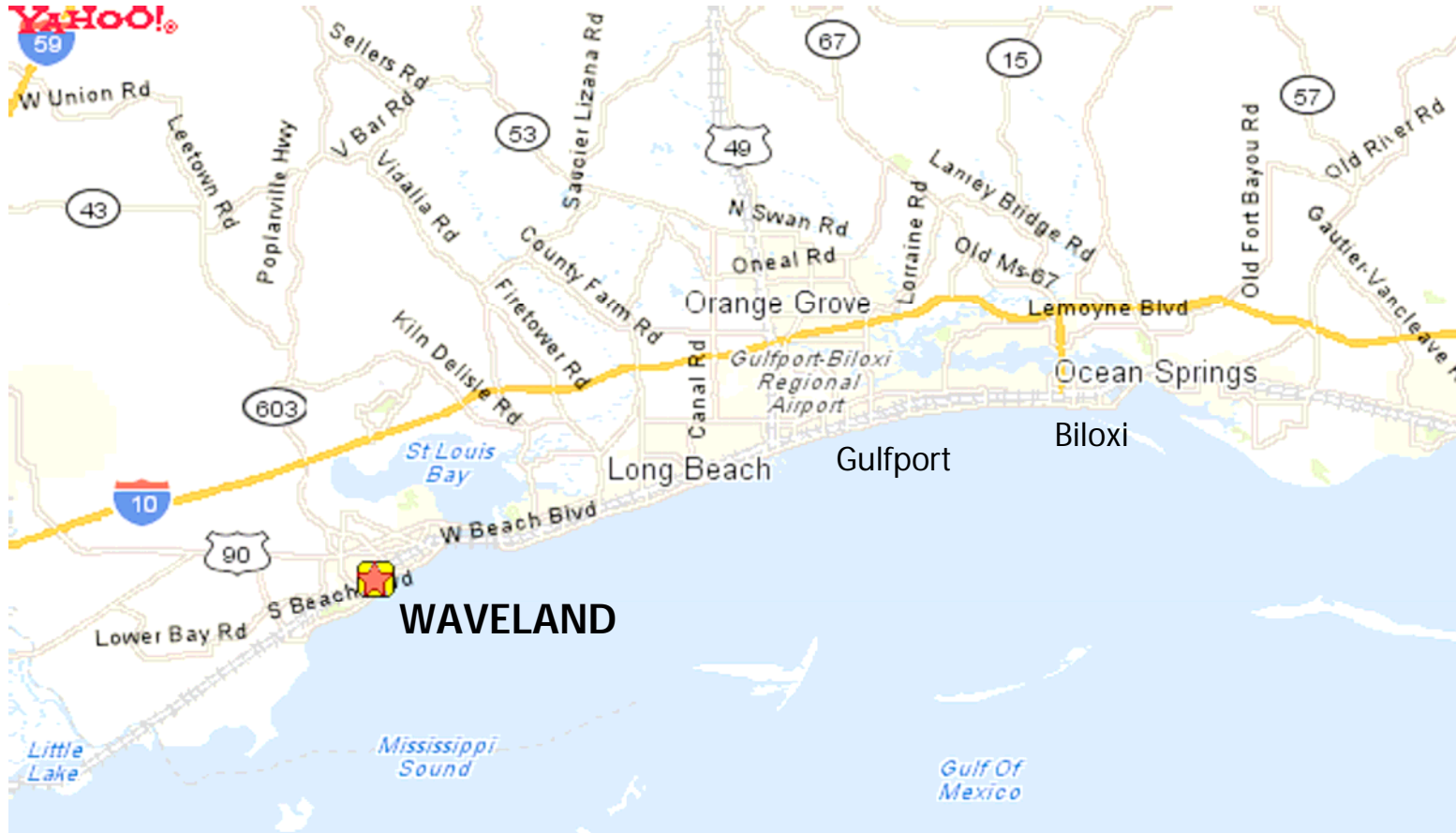
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NARRATIVE:

Context

Relation to Major Cities



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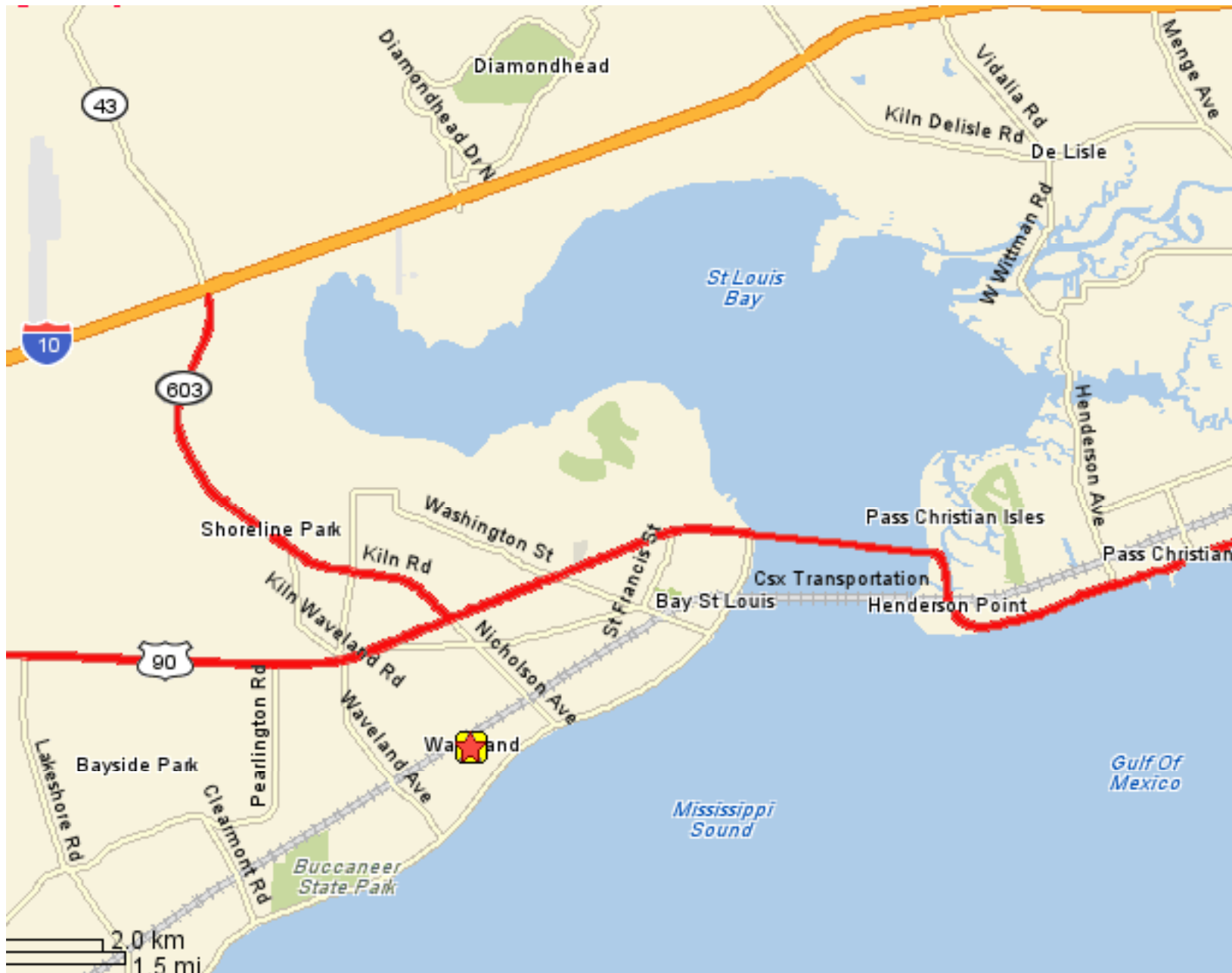
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NARRATIVE:

Context

Relation to Major Highways

- Excellent access to I-10 and US Highway 90, yet enjoys seclusion because Highway 90 is not on the coast like other Gulf cities.
- Beach frontage greatest asset. Keep beach commercial free.
- Highway 90 preferred route to New Orleans.
- Locate economic development along Highway 90 rather than I-10.



- Route 90 moves off coast at Bay Saint Louis and Waveland.

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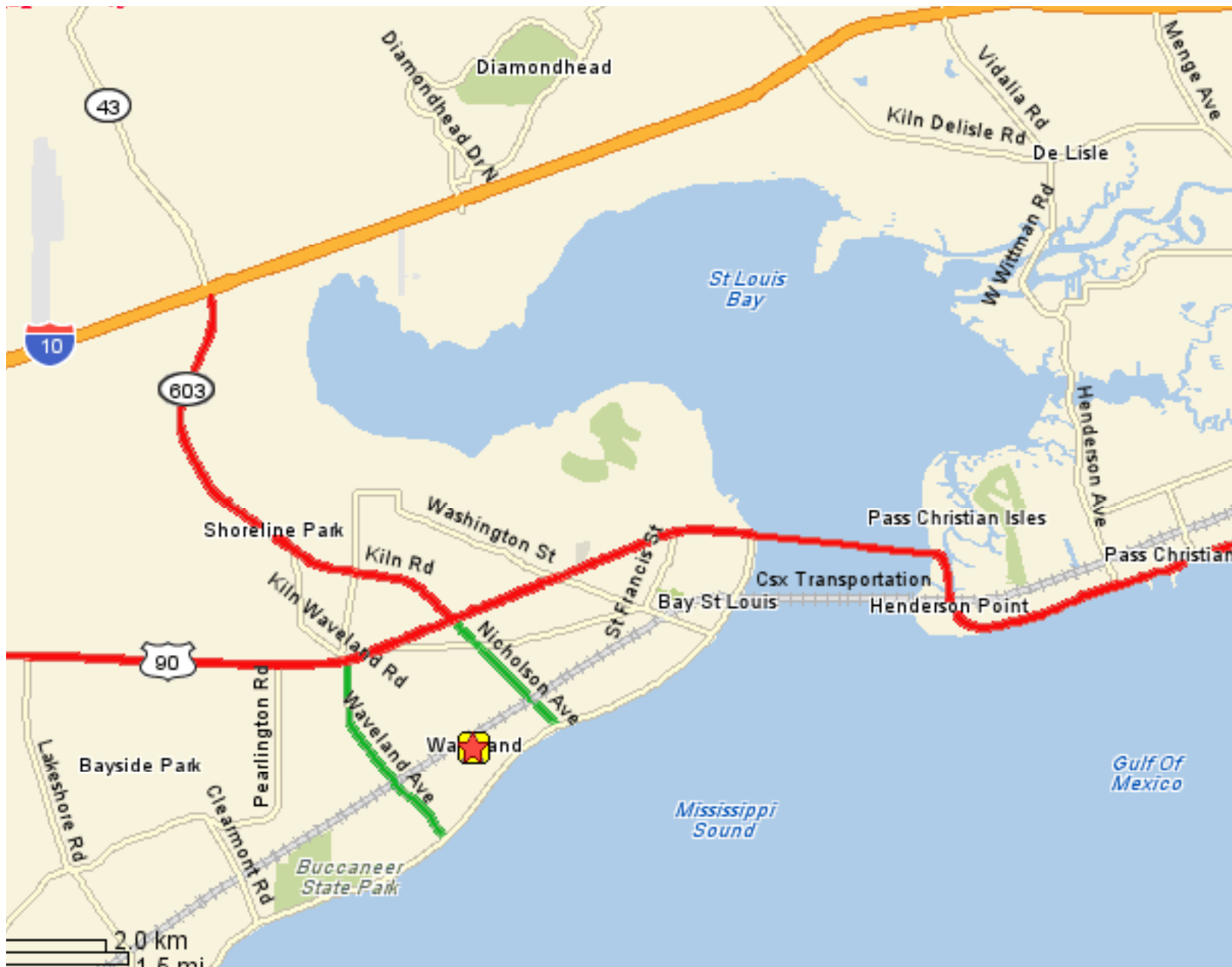
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NARRATIVE:

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Relation to Major Highways



- Route 90 moves off coast at Bay Saint Louis and Waveland.
- Nicholson Avenue and Waveland Avenue bracket Waveland.

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NARRATIVE:

Context

Relation to Major Highways

WAVELAND'S PAST



Beach life, recreation and gracious second homes.



WAVELAND

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History

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NARRATIVE:

Context

Summer Homes for New
Orleanians

WAVELAND'S PAST



- Casual main street (Coleman Avenue).
- Barefoot beach town.

WAVELAND

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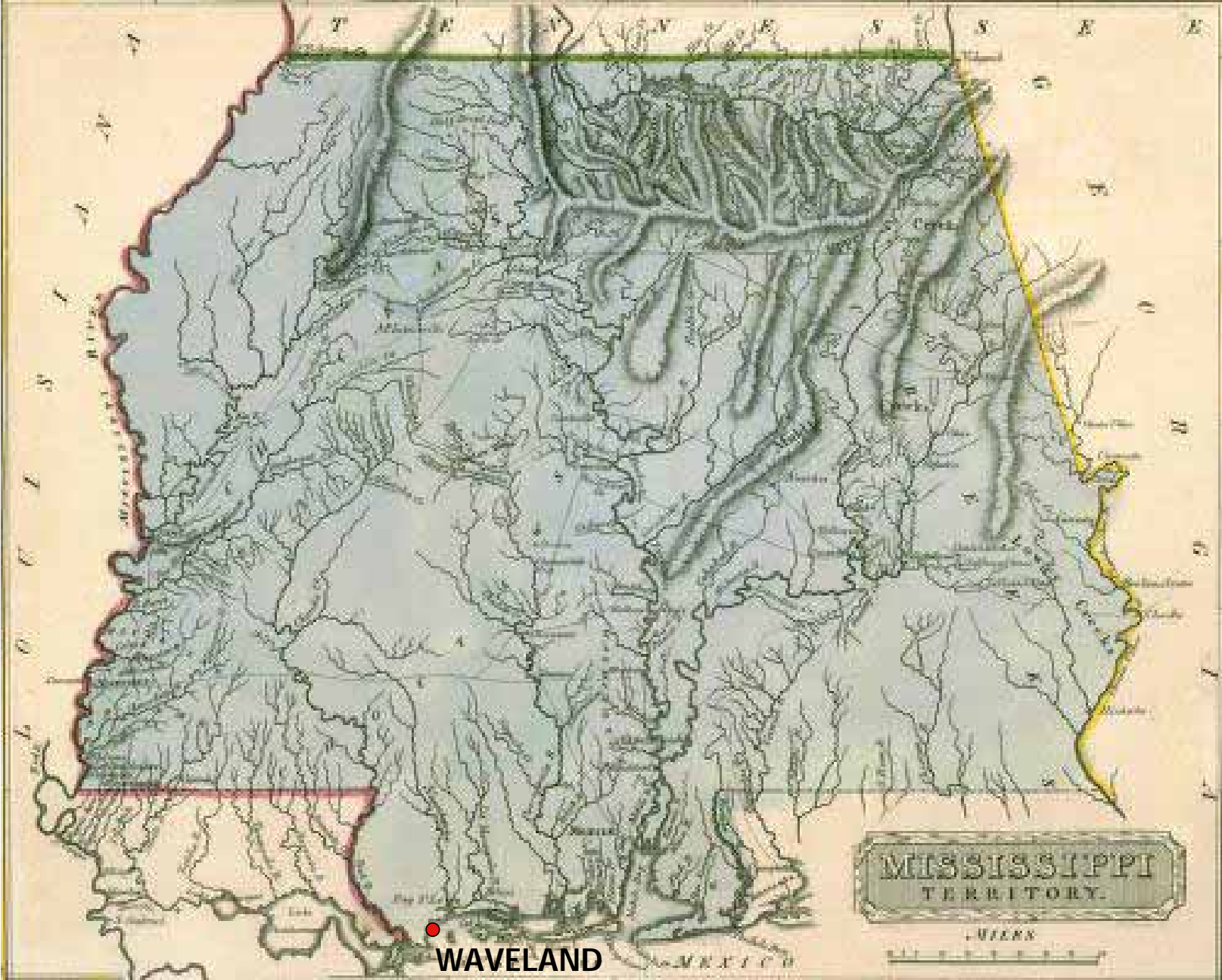
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NARRATIVE:

Context

Low Key Commercial
Core. Beach Town.

COMMERCE AND TRADE CONTEXT



- Not close to trade routes, waterways, arable land or safe harbor.
- Limited commercial past. Small woolen industry.

WAVELAND

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Trade - 1812 Map

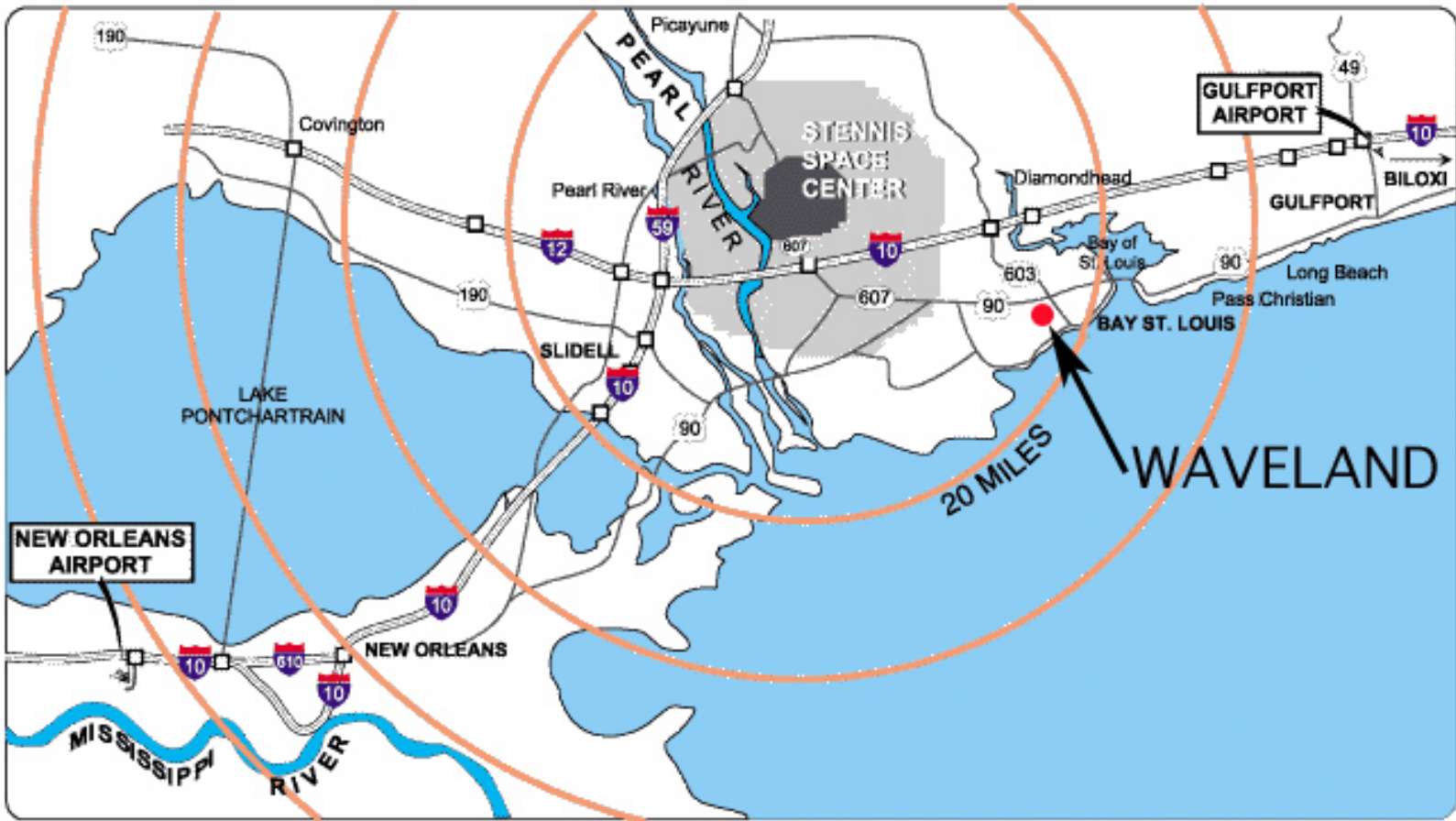
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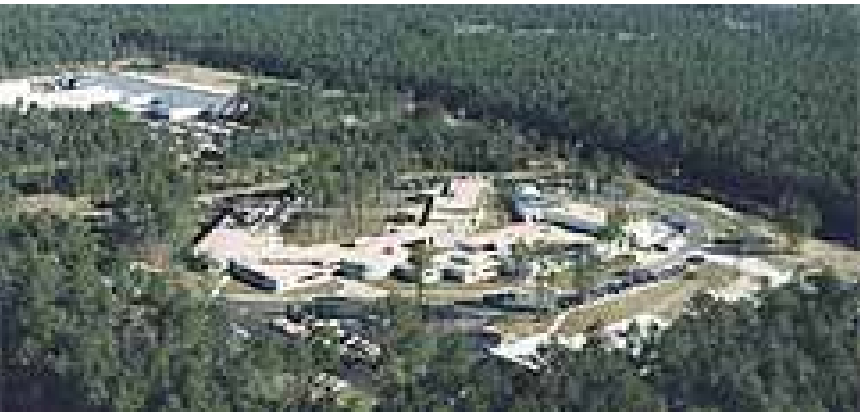
Context

Location Potentials

REGIONAL MAP OF JOHN C. STENNIS SPACE CENTER



Due to Stennis Space Center’s close proximity to Waveland, offer housing, office, laboratory and retail opportunities to capitalize on Waveland’s superb quality of life.



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Aerospace

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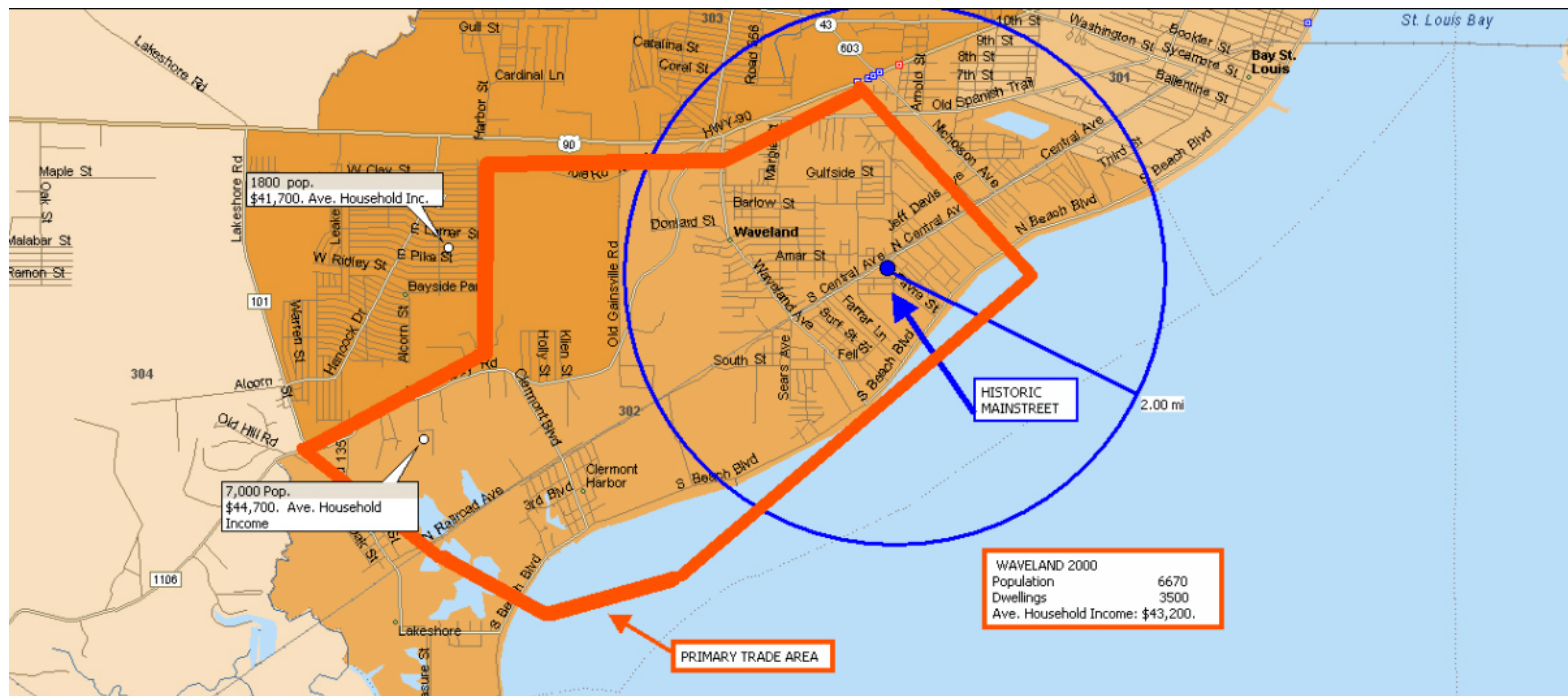
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NARRATIVE:

Context

Location Opportunities

WAVELAND



Primary Trade Area: 2 miles, 8,800 people, 4,200 households, Ave household Income: \$43,200.

Secondary Trade Area: 5 Miles, 22,000 people, 4 million tourists

Retail Category	Historic Downtown	Highway 90	Neighborhoods
Corner Store: food, beverage, staples	-----	3000 sf	2500 sf
Convenience Center: Food, Banks, Cleaning, Carry-out, Coffee.	12,000 sf	-----	-----
Neighborhood Center: Grocery Store, Hardware, Video, Restaurant, Bank, Apparel	-----	-----	-----
Community Center: Discount Dept. Store, Home Supply, Sporting Goods, Office, Restaurants, Books	-----	300,000 sf	-----
Lifestyle Center: Apparel, Home Furnishings, Cinema, Books, Restaurants	-----	-----	-----
Regional Retail: Fashion Dept. Stores, Apparel, Restaurants, Home, Books.	-----	-----	-----
Restaurants & Art Galleries	12,000 sf	4000 sf	2500 sf

•**Note:** All figures above are estimates for supportable retail by 2010 including existing businesses.

•**Limits of Study:** This study is intended to serve as a general guideline for long range land use planning during the October 2006 Mississippi Renewal Forum Charrette. The above findings are based upon interviews and data gained during the seven day Charrette and have not been independently verified. The above recommendations should be considered preliminary and not used as the sole basis for planning, design, financing, leasing, property sales or development. The findings of this study are also based upon the following assumptions: No significant additional retail will be developed in the subject trade areas; 90% of the pre-hurricane populations and households will return prior to the development of the above commercial; All new construction and development is planned and designed at or above industry standards; And all new development is managed and leased following the best practices of the retail industry.



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Retail

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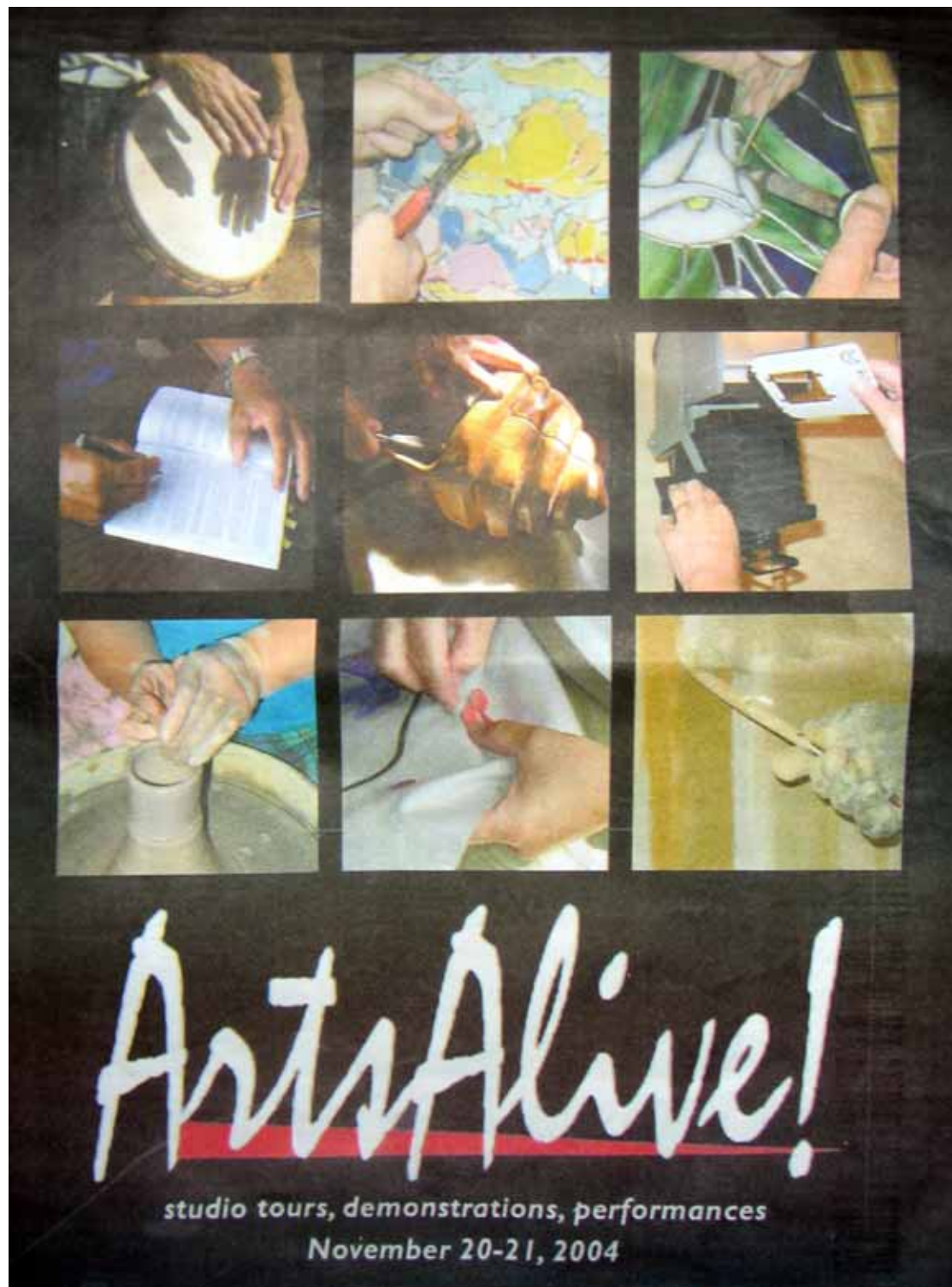
NARRATIVE:

Context

Waveland Retail Analysis by Gibbs Planning Group

WAVELAND ARTISTS

- More than 200 artists live and work in Waveland, but have no place to show work.
- Consider an arts district.
- Provide gallery space to show work, similar in character to Old Town, Bay Saint Louis.



MISSISSIPPI
RENEWAL FORUM

GOVERNOR'S COMMISSION
RECOVERY, REBUILDING, RENEWAL

CNU CONGRESS FOR THE
NEW URBANISM

WAVELAND

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IMPLEMENTATION THROUGH

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Culture

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NARRATIVE:

Context

**Build on Current
Strength in the Arts**

WAVELAND FESTIVALS

- More than 50 parades, festivals and events occur during year.
- Embrace with urbanism.



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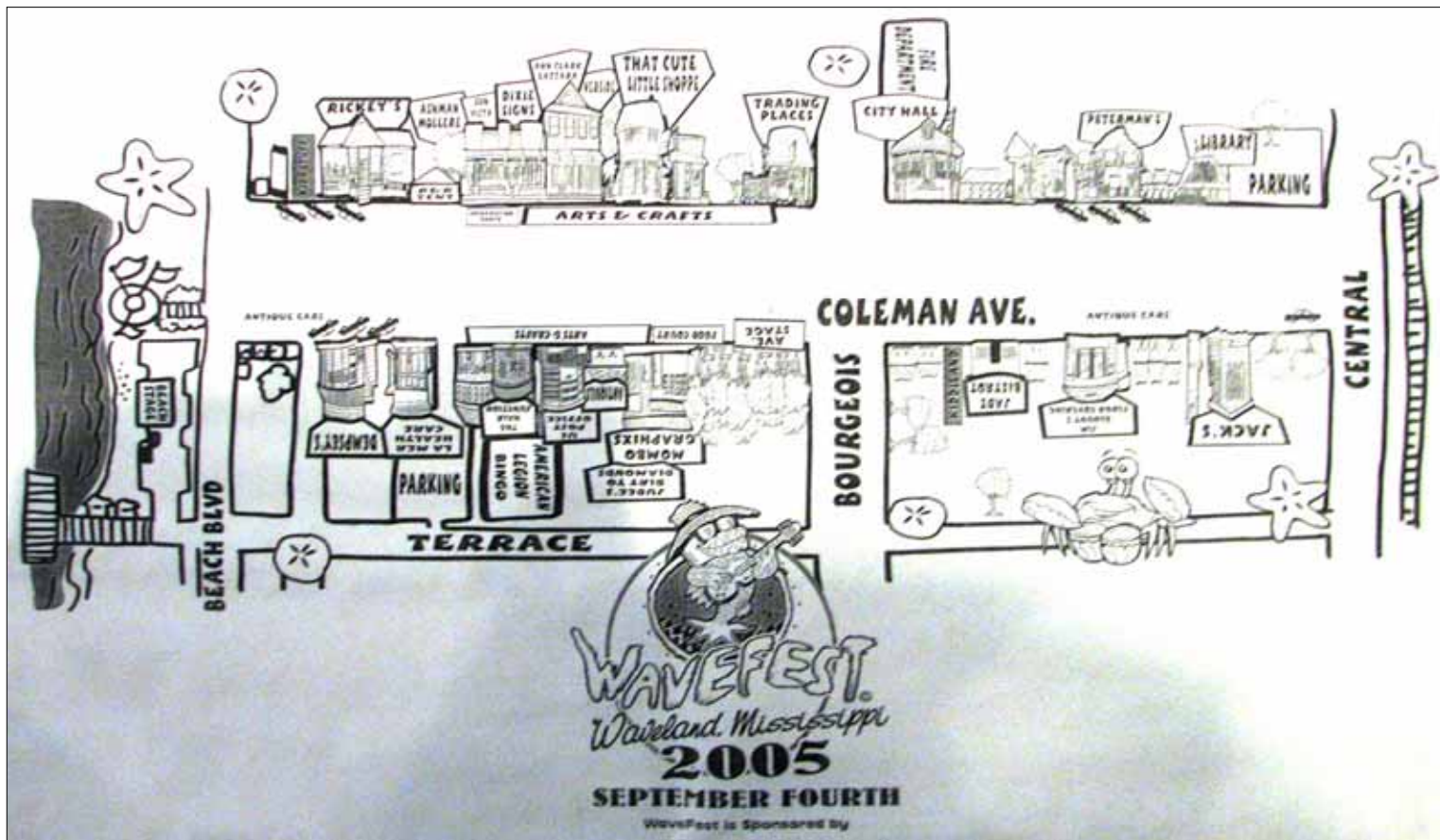
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NARRATIVE:

Context

Build on Current Strength
in Community Festivals
and Events



WAVELAND DINING



- Destination restaurants.
- Make Waveland known for great cuisine.



WAVELAND

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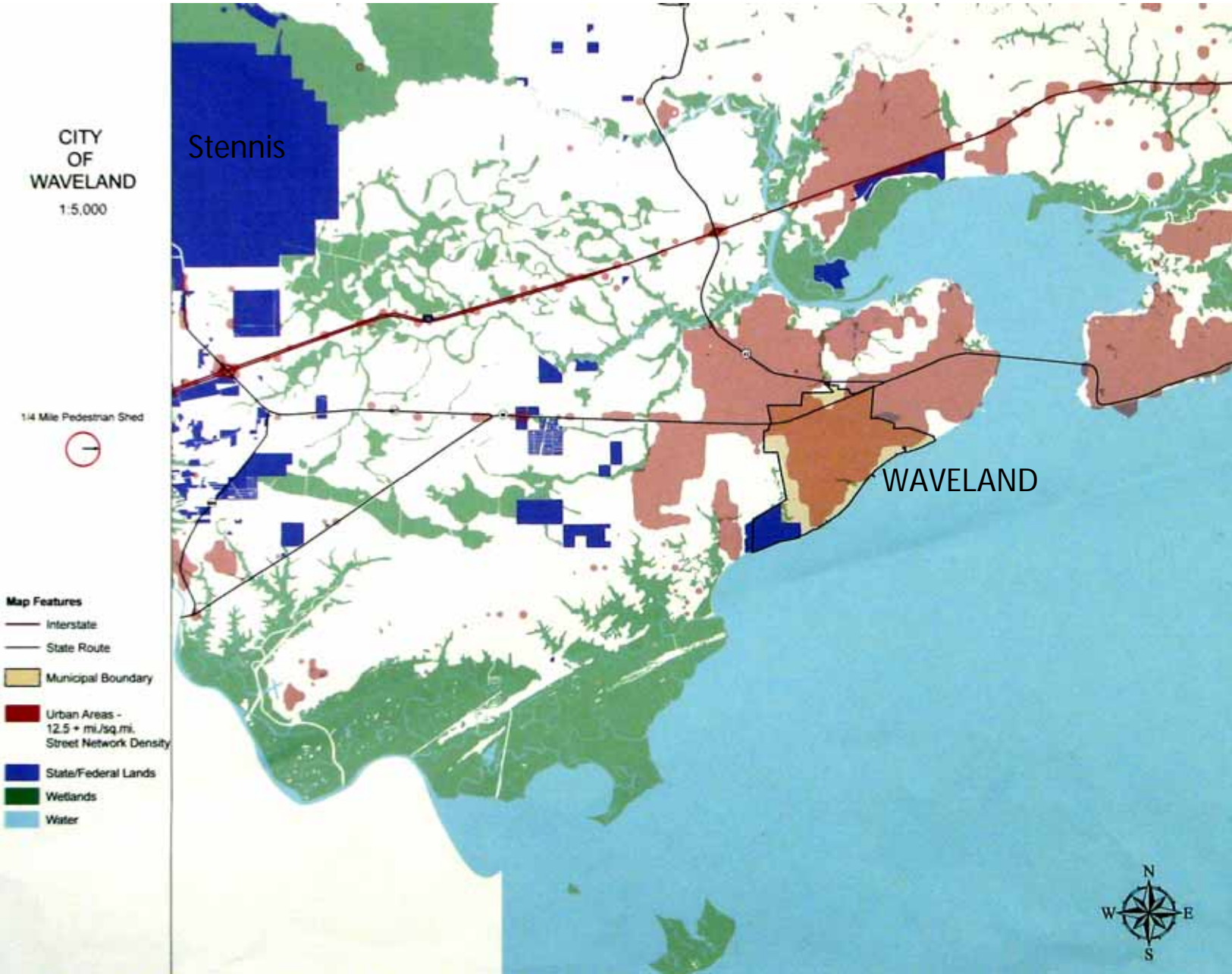
E-mail address

NARRATIVE:

Context

Build on Current Strength
in Destination Dining for
Region

WAVELAND'S LAND USE



WAVELAND

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Land Use

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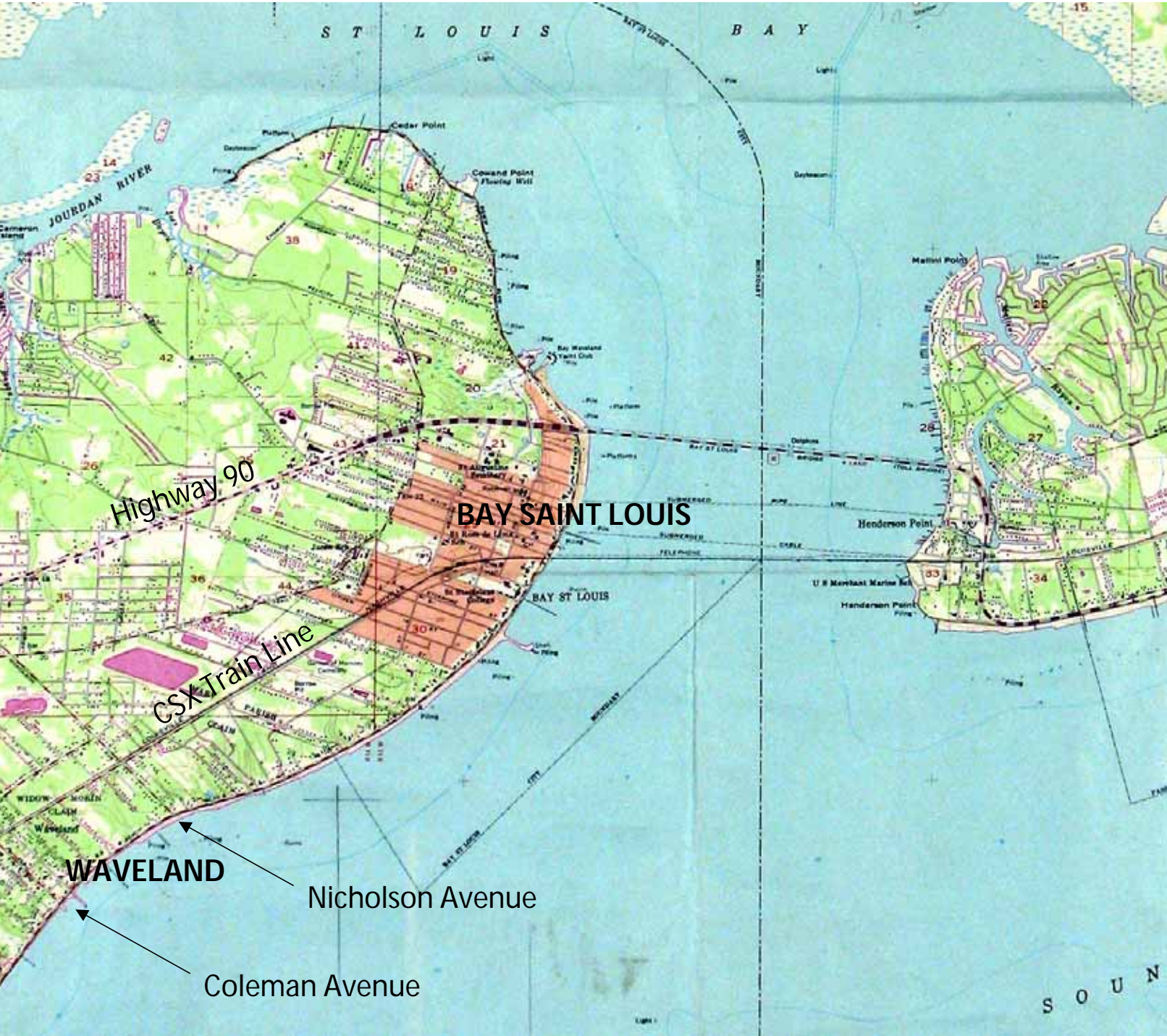
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NARRATIVE:

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Land Use

WAVELAND'S CLOSE TIE TO BAY SAINT LOUIS. NO DIVIDING LINE.



WAVELAND

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Connections - 1950 Map

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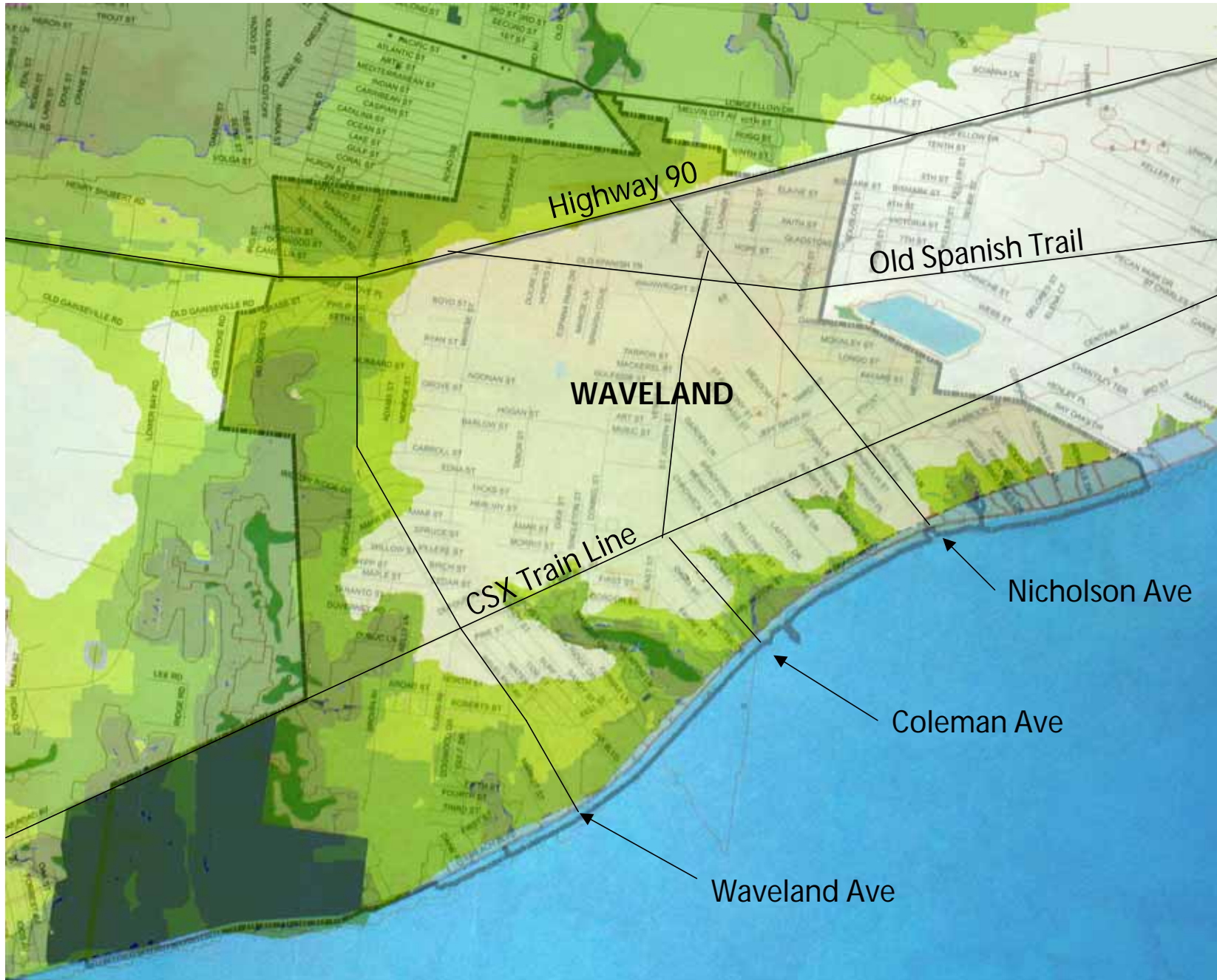
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NARRATIVE:

Context

1950 USGS Map Showing
No "Pink" Density
Development at
Waveland. Low Key
Beach Town Character.

WETLANDS AND LOWLANDS LIMIT EXPANSION POTENTIAL



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Preserves & Reserves

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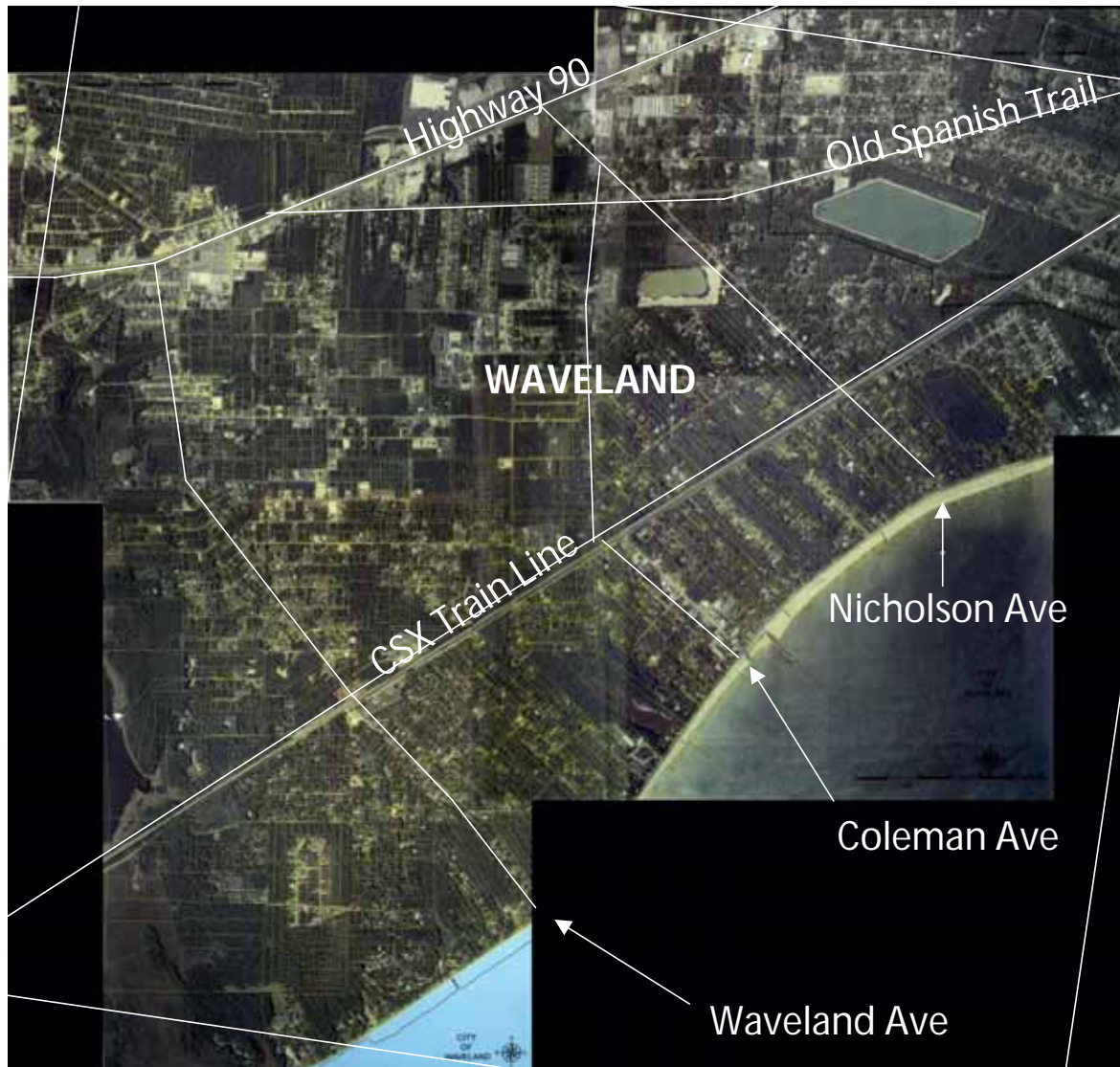
E-mail address

NARRATIVE:

Context

Due to Physical
Constraints, Look to
Redevelop Existing in
Better Ways Rather Than
Expansion of Boundaries.

AERIAL ANALYSIS



- Aerial photo reveals much lower densities north of CSX train line (Central Avenue). Current 90' frontage regulations diminish neighborhood cohesion & contribute to sprawl.
- Alter regulations and size lots, where possible, to match older lots (50' frontage) to create better neighborhood cohesion and community.

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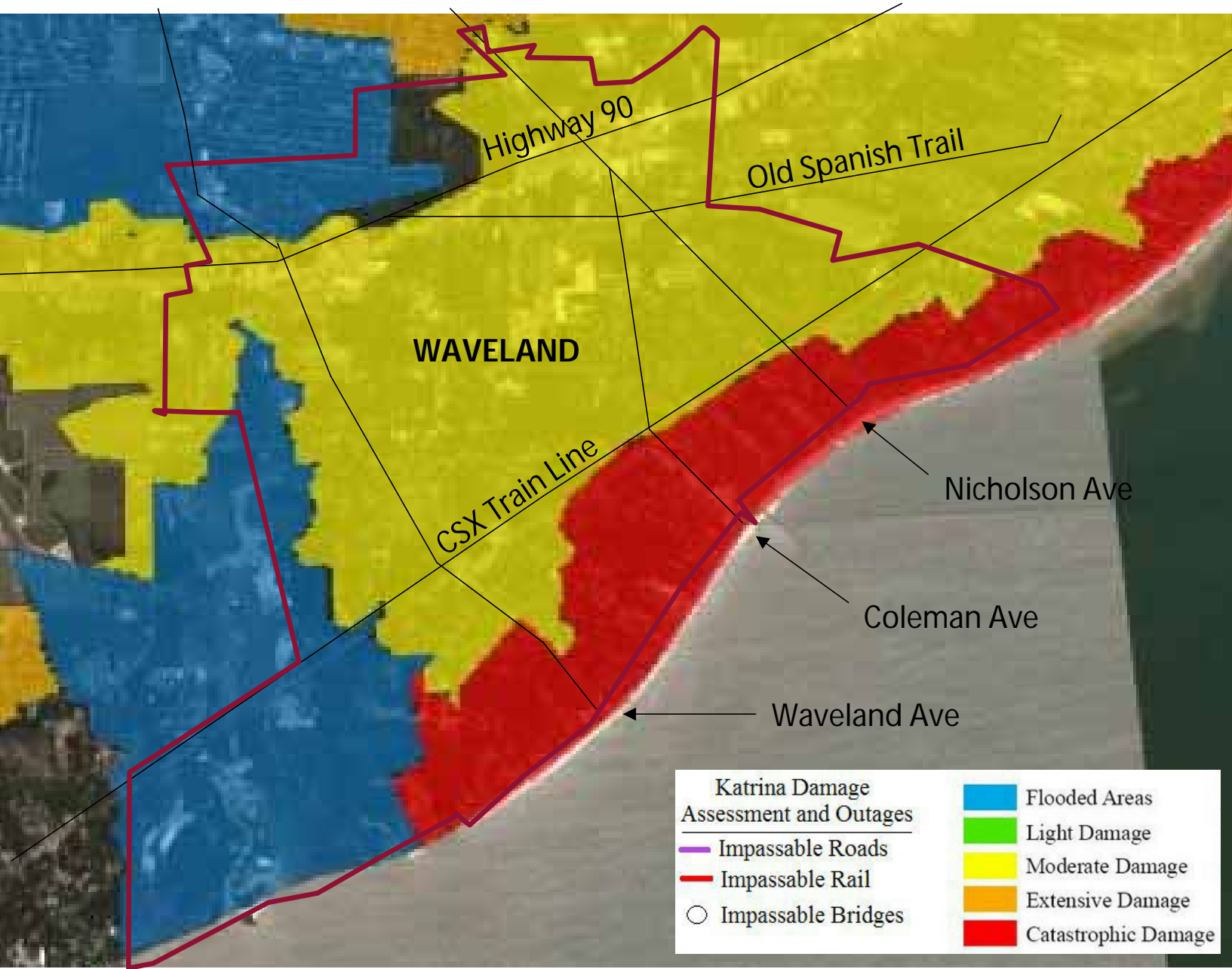
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NARRATIVE:

Context

**Aerial Photograph Showing
Areas of Development
(Buildings) and Open Space.**

KATRINA DAMAGE



WAVELAND

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Katrina Damage

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NARRATIVE:

Context

Worst Damage Stops at CSX Train Line. Keep Raised Train Line as Storm Surge Protection.

WAVELAND



Katrina damage

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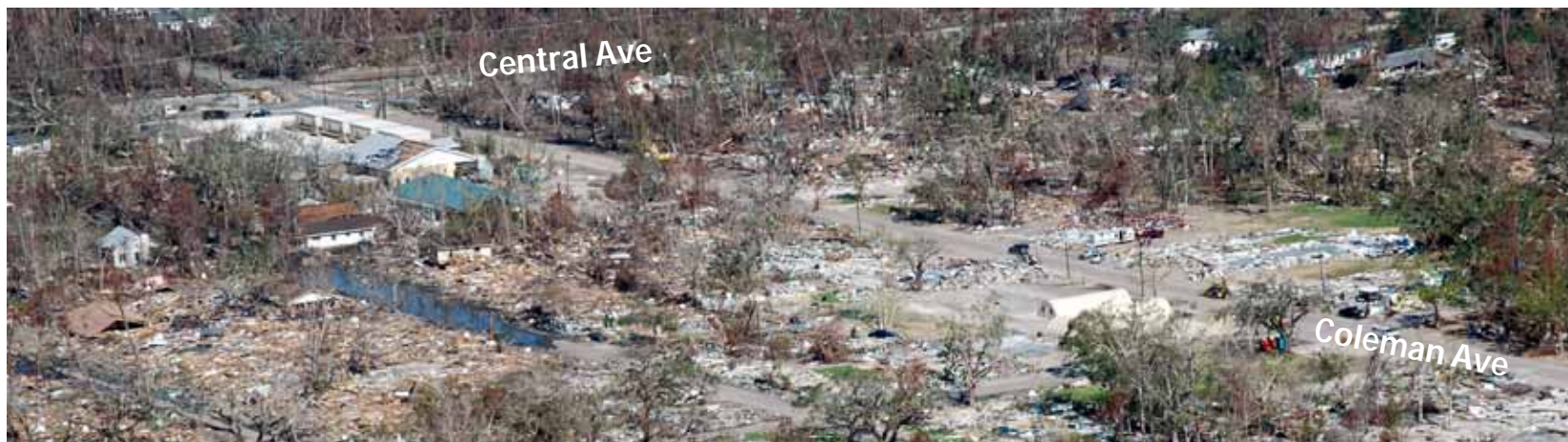
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NARRATIVE:

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Helicopter Photo Reveals
Catastrophic Damage South
of Central Avenue (CSX
Train Line).



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Downtown Coleman Avenue



Coleman Avenue from Gulf



Coleman Avenue toward Gulf

FROM THE PEOPLE OF WAVELAND

In appreciation and gratitude
to all who gave of their time,
energy, and money to help us
recover from Hurricane Camille.
On August 17, 1969 our city was
devastated, but those who
cared came to her rescue.

First item recovered and rebuilt
by citizens of Waveland



Emerging Vision

1. Diversity of Citizens
2. Beach Character
3. Hospitality/Inclusion
4. Affordable
5. Great for Families
6. Broad Income Mix
7. Shades of Bohemian



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Emerging Vision

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NARRATIVE:

Vision

Waveland is Unique Among Gulf Cities. Different Issues, Different Goals for Renewal.



Plans & Proposals

1. Recover Highway 90 (rename Waveland Boulevard) area & focus economic development here as tax base of City.
2. Regenerate Beach Boulevard as soul of City.
3. Regenerate Coleman Avenue as heart of City.
4. Reinforce and improve neighborhood identity citywide.
5. Guide growth and arrest sprawl of Highway 90 & Old Spanish Trail.
6. Strengthen regional connections. Transit.

WAVELAND

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

Emerging Vision

Drawing Title

10/31/05

Date

Robert Orr

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NARRATIVE:

Plans & Proposals

General Summary

NICHOLSON/
WAVELAND BLVD
(ROUTE 90)

NICHOLSON/
OLD SPANISH TRAIL

FELLGRASS/ST. JOSEPH

LAKEWOOD/
SEABROOK

NICHOLSON/
N. CENTRAL

FELLGRASS/JEFF DAVIS

COLEMAN/CENTRAL

OAK BLVD/FELL

WAVELAND

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

Neighborhood Structure

Drawing Title

10/31/05

Date

Robert Orr

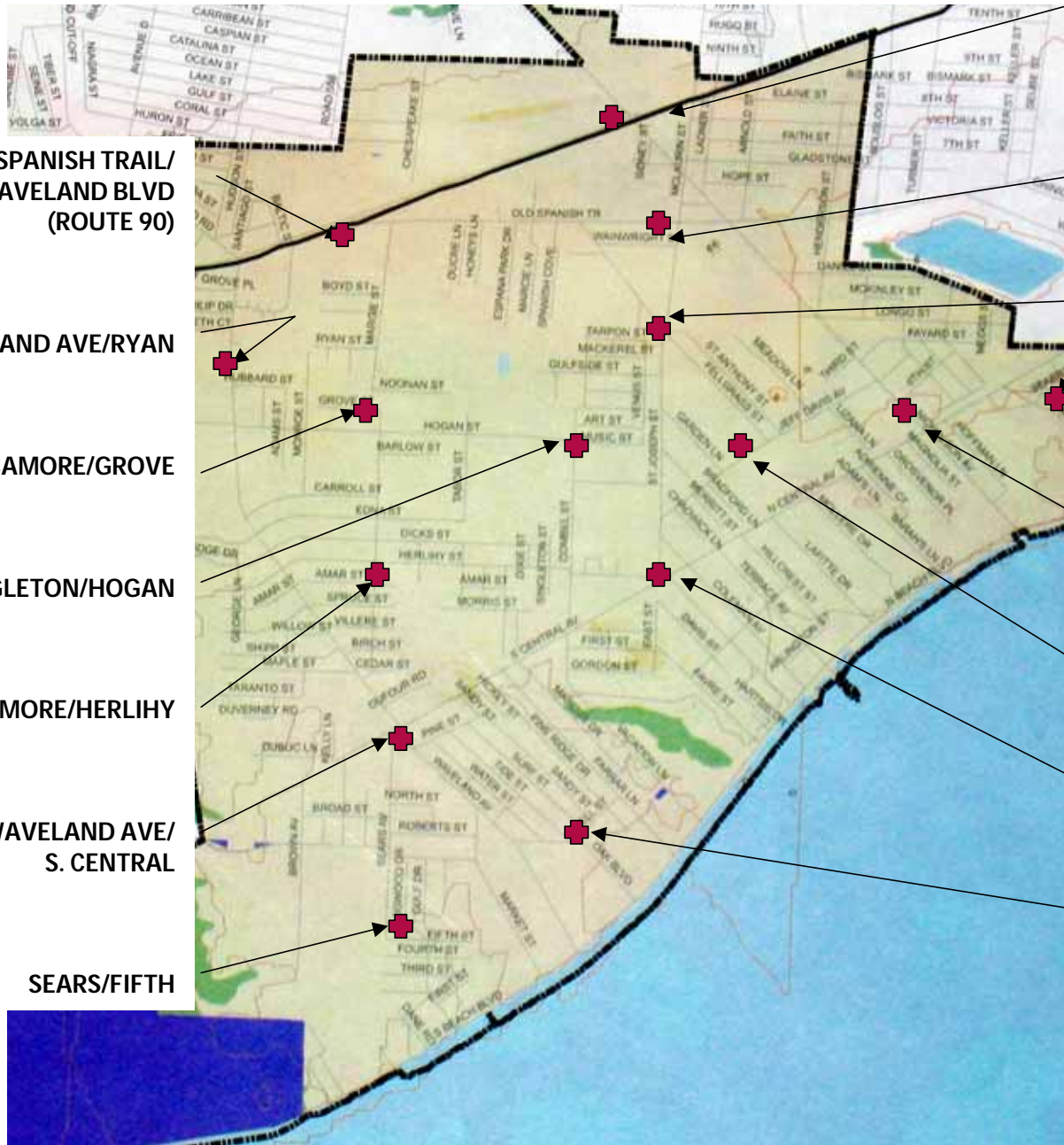
Name of Contact for Additional Information

robert.orr@robertorr.com

E-mail address

NARRATIVE:

Identify Neighborhood Centers



OLD SPANISH TRAIL/
WAVELAND BLVD
(ROUTE 90)

WAVELAND AVE/RYAN

SYCAMORE/GROVE

SINGLETON/HOGAN

SYCAMORE/HERLIHY

WAVELAND AVE/
S. CENTRAL

SEARS/FIFTH

WAVELAND

Place or Topic

DRAWING TYPE

- ☒ Analytical
☐ Proposal

TIMING

- ☒ Immediate
☐ Medium Term
☐ Long Term

URBAN SCALE

- ☐ Street, Blocks, Building
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☐ Region

IMPLEMENTATION THROUGH

- ☐ Design
☒ Policy
☐ Management

Emerging Vision

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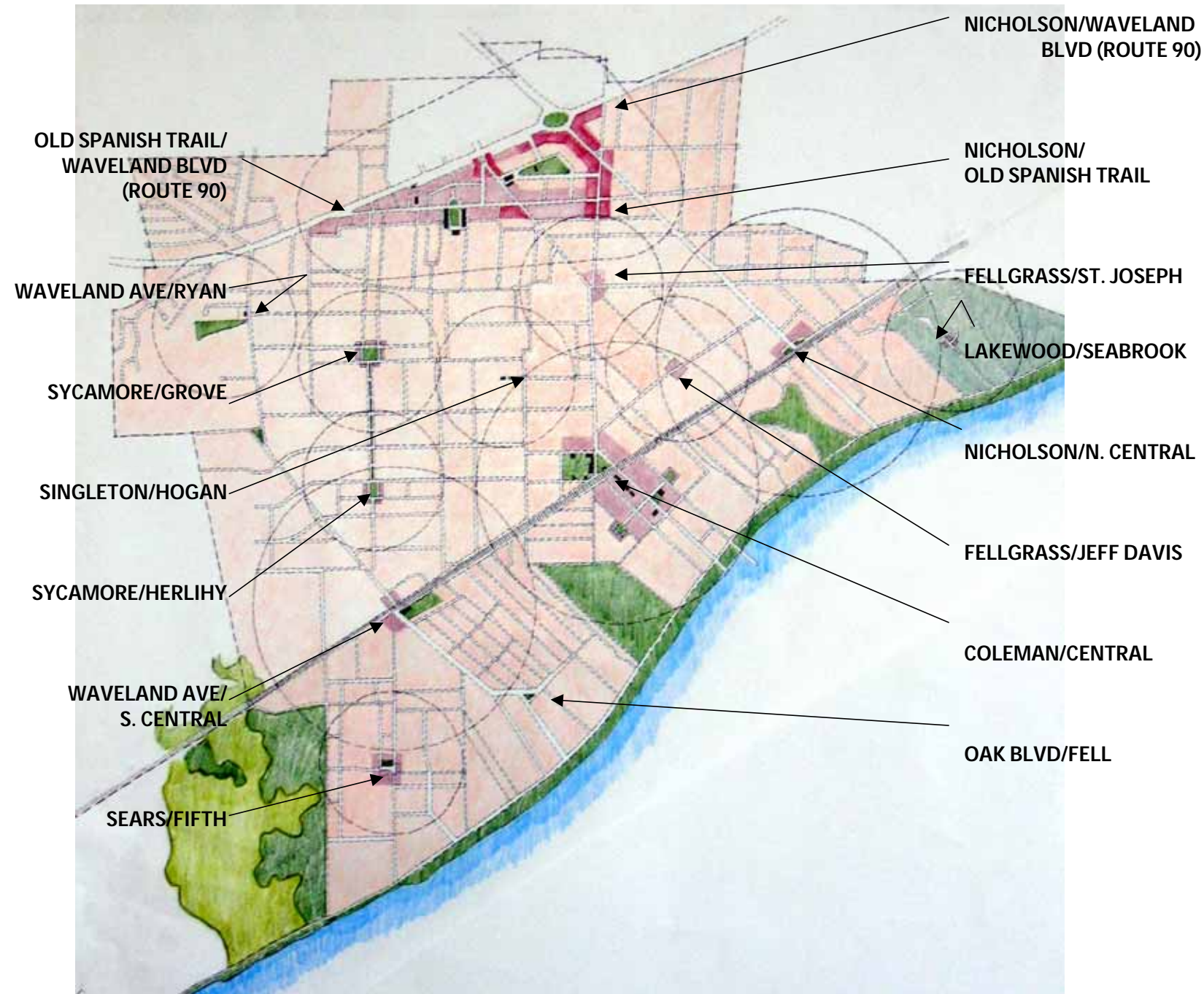
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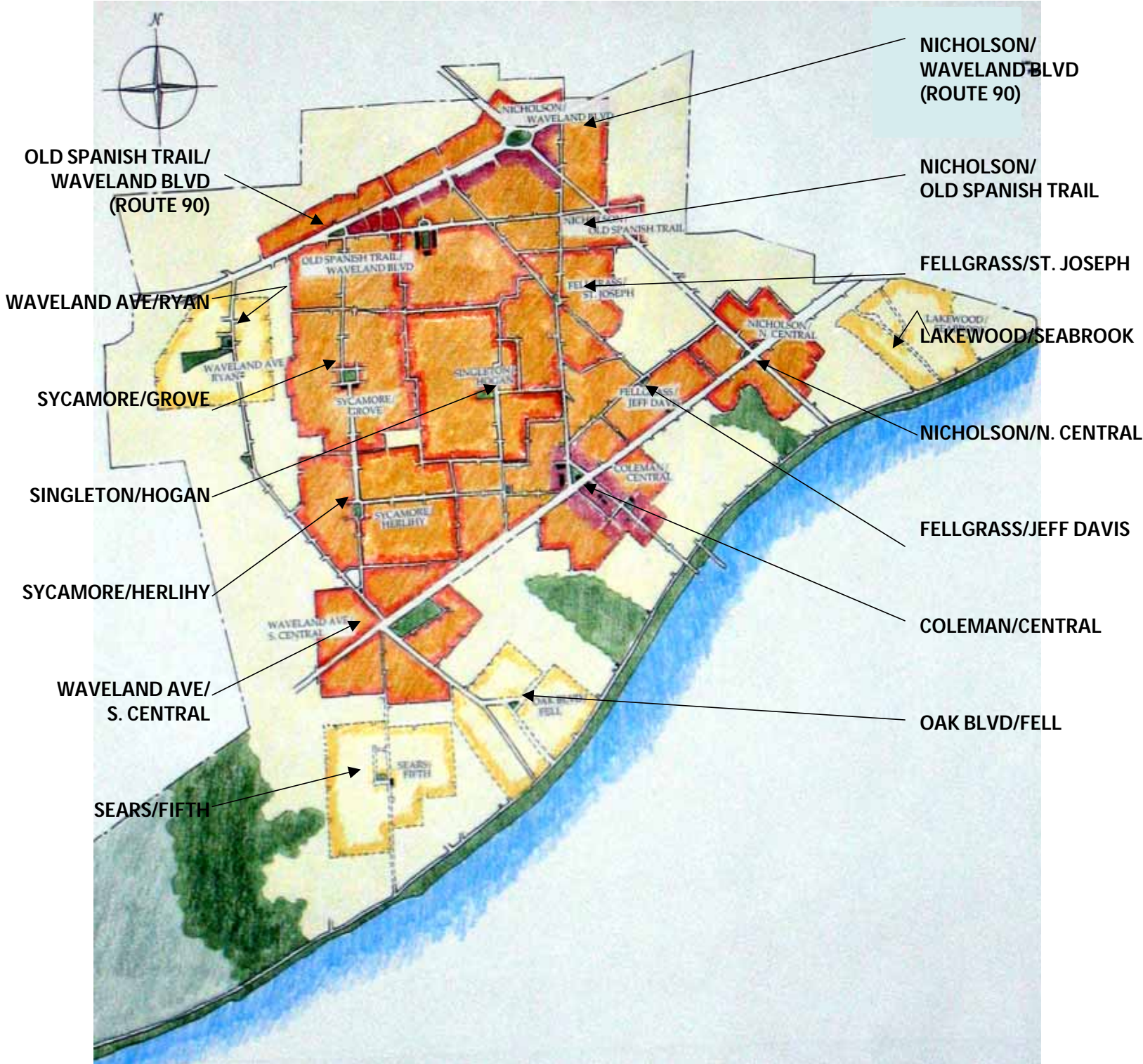
robert.orr@robertorr.com

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NARRATIVE:

Identify Neighborhood Centers





WAVELAND

Place or Topic

DRAWING TYPE

- ☒ Analytical
☐ Proposal

TIMING

- ☒ Immediate
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☐ Long Term

URBAN SCALE

- ☐ Street, Blocks, Building
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☐ Region

IMPLEMENTATION THROUGH

- ☐ Design
☒ Policy
☐ Management

Neighborhood Structure

Drawing Title

10/31/05

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NARRATIVE:

**Identify Neighborhood
Boundaries**



WAVELAND NEIGHBORHOODS

WAVELAND

Place or Topic

DRAWING TYPE

- ☒ Analytical
☐ Proposal

TIMING

- ☒ Immediate
☐ Medium Term
☐ Long Term

URBAN SCALE

- ☐ Street, Blocks, Building
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☐ Region

IMPLEMENTATION THROUGH

- ☐ Design
☒ Policy
☐ Management

Neighborhood Structure

Drawing Title

10/31/05

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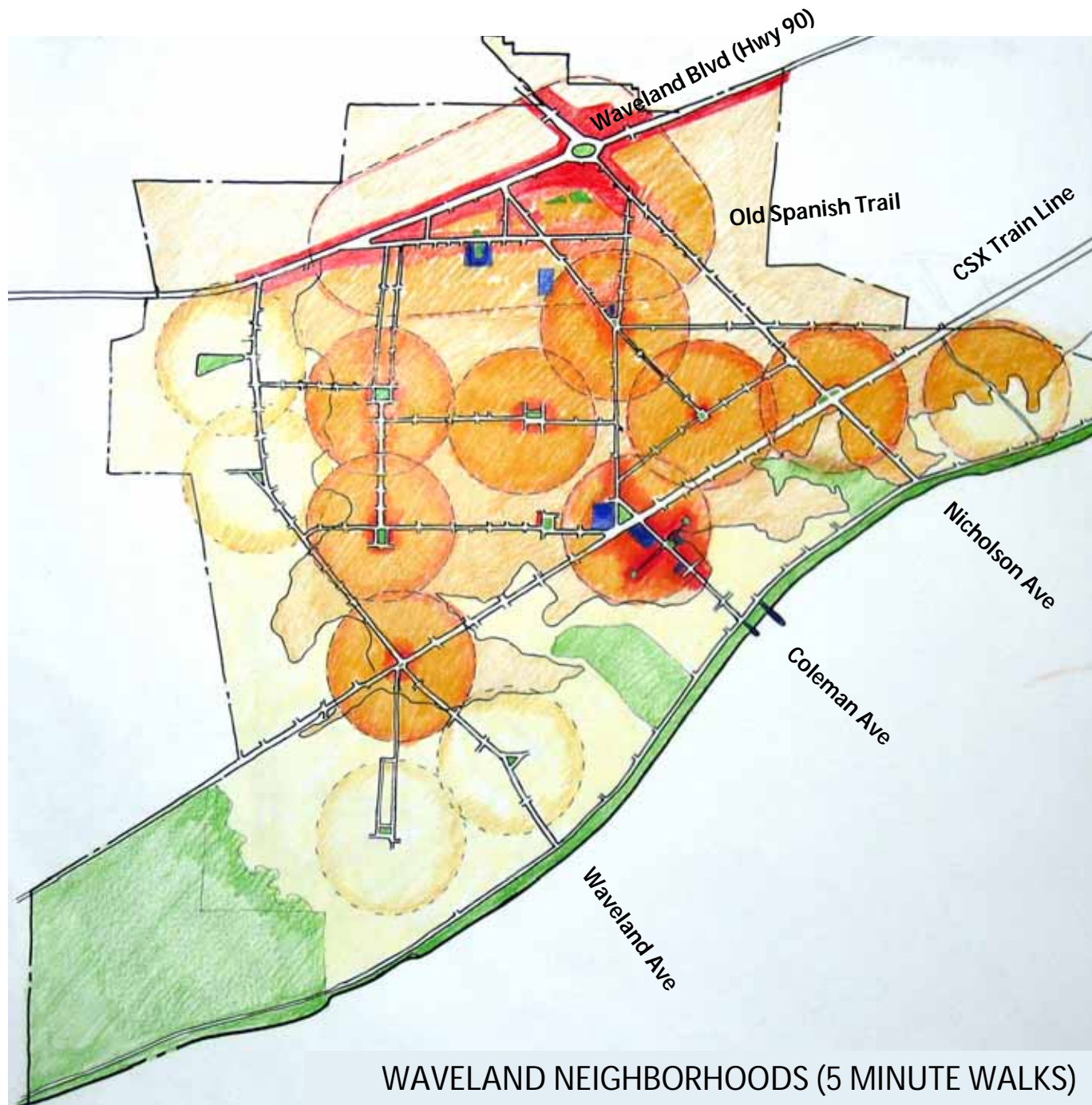
Name of Contact for Additional Information

robert.orr@robertorr.com

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NARRATIVE:

Identify Neighborhoods



WAVELAND NEIGHBORHOODS (5 MINUTE WALKS)

WAVELAND

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

Neighborhood Structure

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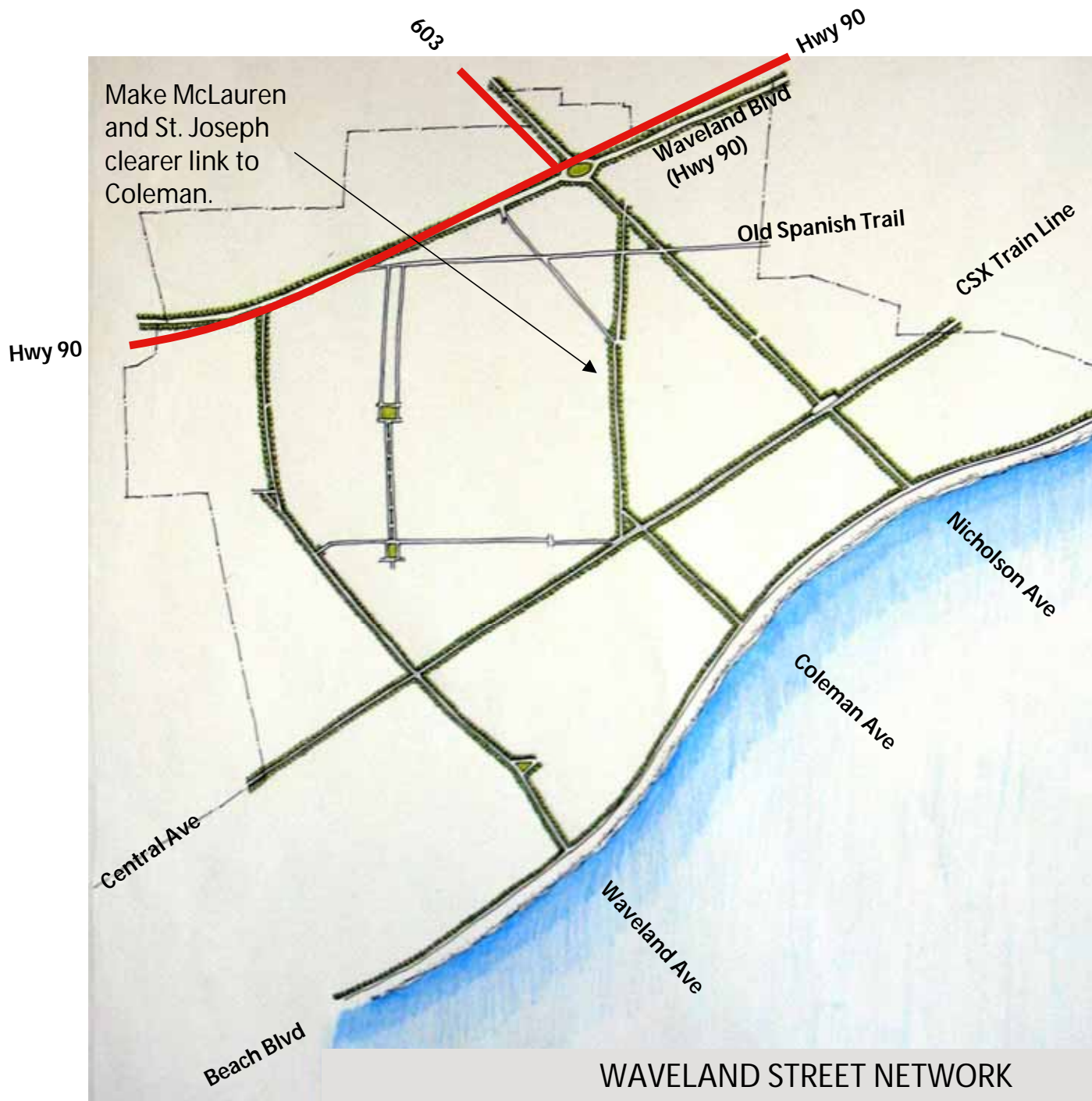
Name of Contact for Additional Information

robert.orr@robertorr.com

E-mail address

NARRATIVE:

**Identify Neighborhood
Centers by Walkable
Areas**



WAVELAND

Place or Topic

DRAWING TYPE

- ☒ Analytical
- ☐ Proposal

TIMING

- ☒ Immediate
- ☐ Medium Term
- ☐ Long Term

URBAN SCALE

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- ☐ Region

IMPLEMENTATION THROUGH

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- ☒ Policy
- ☐ Management

Neighborhood Structure

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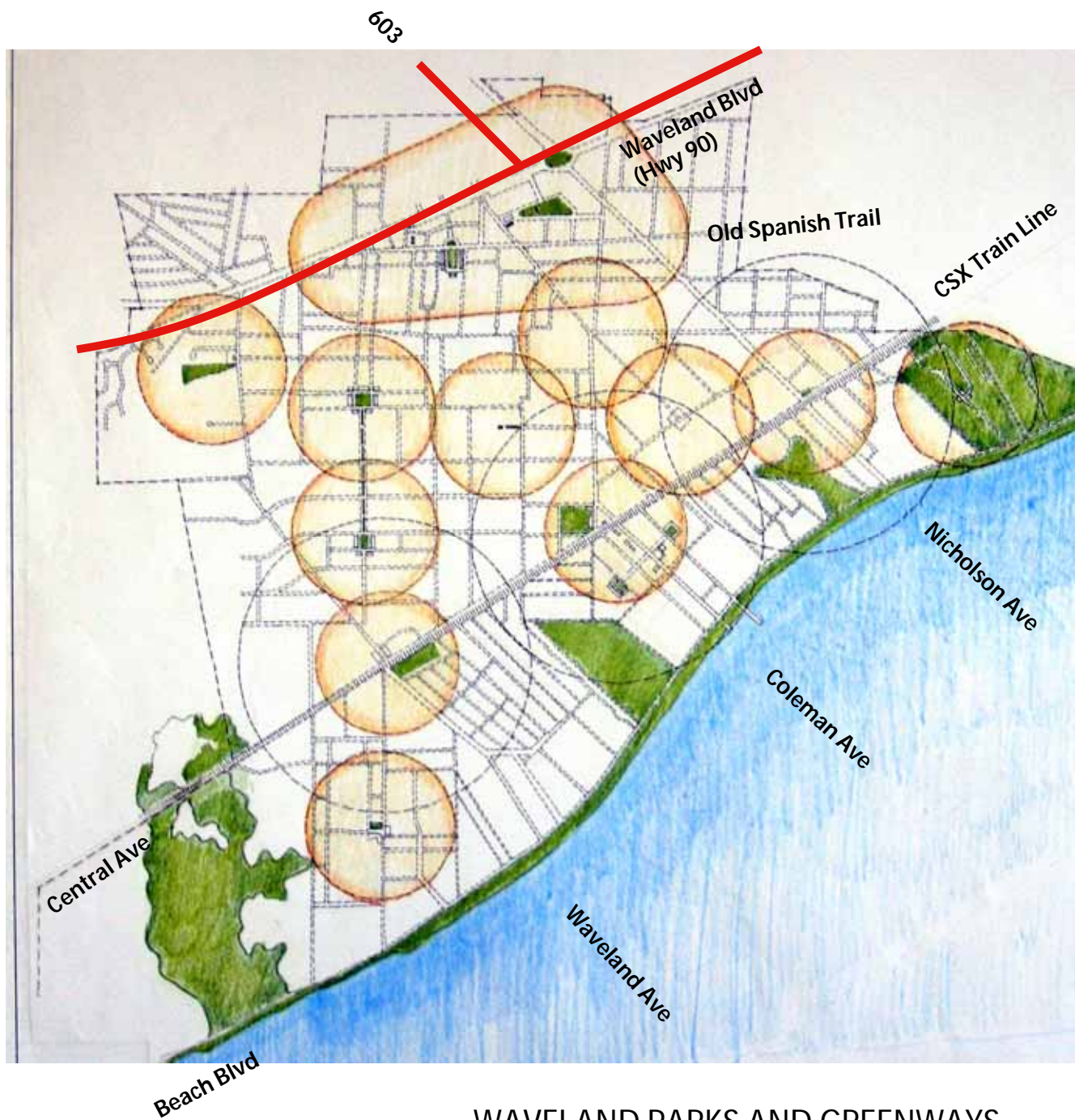
Name of Contact for Additional Information

robert.orr@robertorr.com

E-mail address

NARRATIVE:

**Identify Main Streets,
Cognitive Routes &
Regional Connectors.**



WAVELAND PARKS AND GREENWAYS

WAVELAND

Place or Topic

DRAWING TYPE

☐ Analytical
☒ Proposal

TIMING

☒ Immediate
☐ Medium Term
☐ Long Term

URBAN SCALE

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IMPLEMENTATION THROUGH

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☐ Policy
☐ Management

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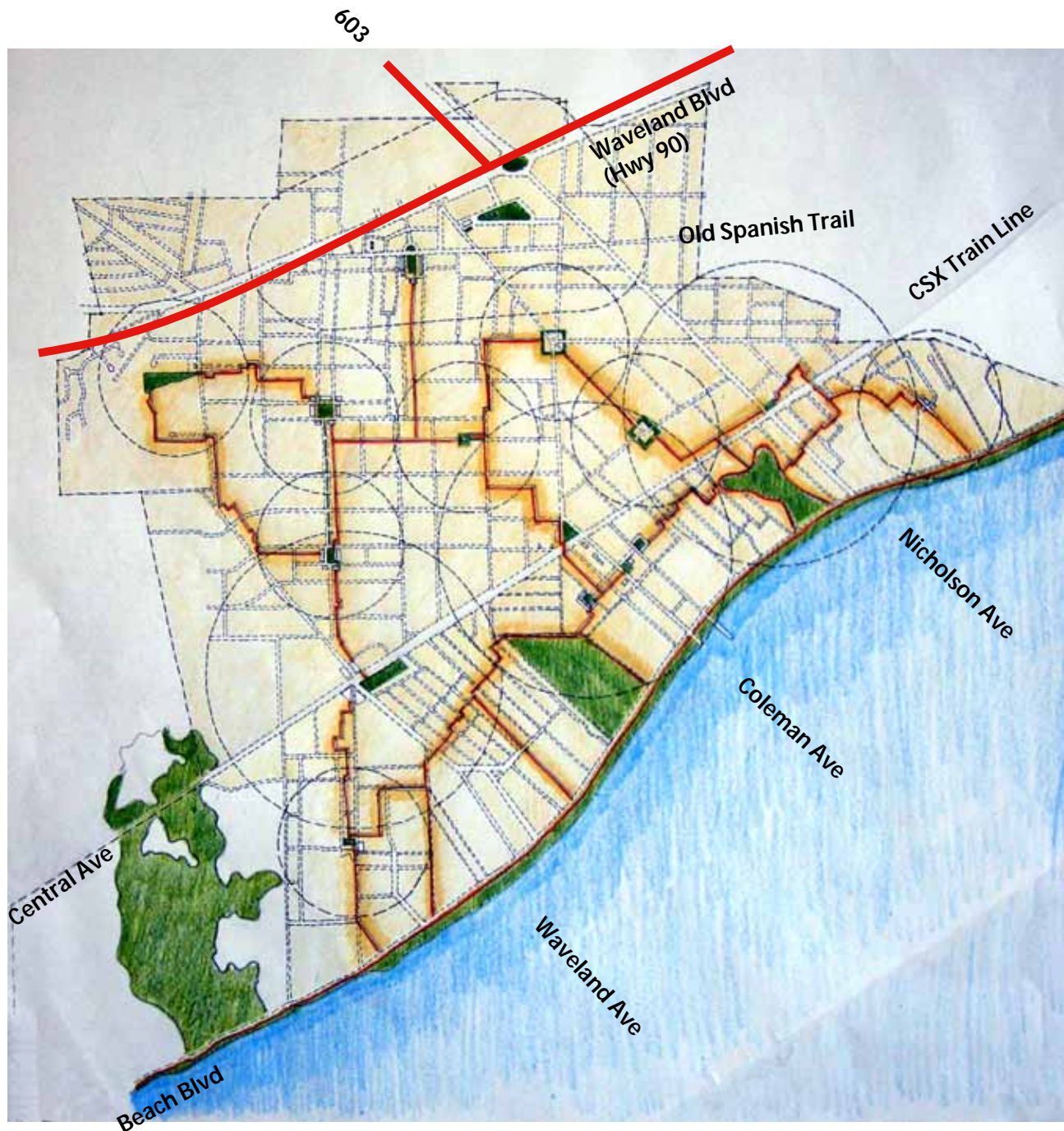
E-mail address

NARRATIVE:

Create Parks &
Greenways as Foci for
Neighborhoods.

Family Use.

5-Minute Walks.



WAVELAND BAREFOOT PATH NETWORK

WAVELAND

Place or Topic

DRAWING TYPE

- ☒ Analytical
☐ Proposal

TIMING

- ☐ Immediate
☒ Medium Term
☐ Long Term

URBAN SCALE

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IMPLEMENTATION THROUGH

- ☐ Design
☒ Policy
☐ Management

Neighborhood Structure

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NARRATIVE:

Create Interior Block Foot
Paths That Connect
Neighborhoods and Bind
City Together

WAVELAND

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

Neighborhood Structure

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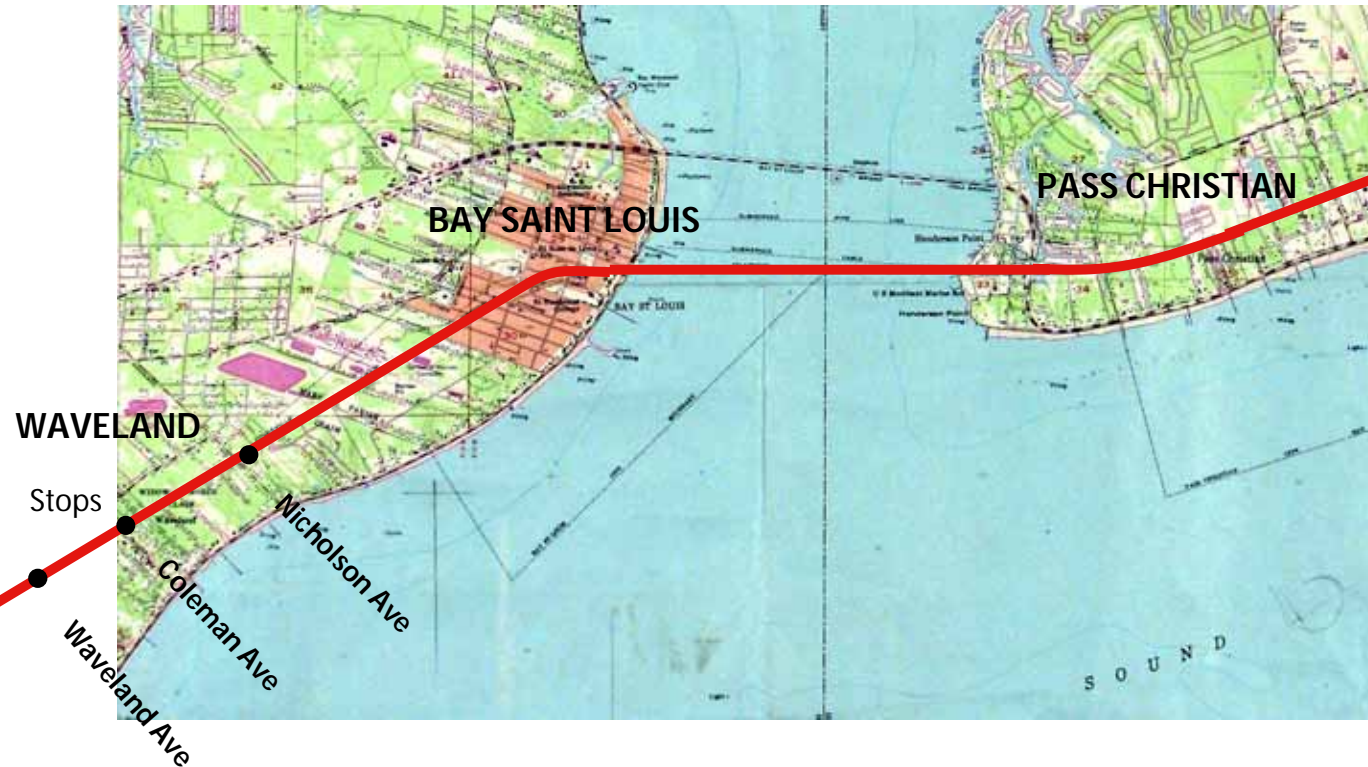
robert.orr@robertorr.com

E-mail address

NARRATIVE:

Transit

Consider How Regional
Transit Can Impact
Waveland as Quality
Place to Live and Visit,
Dine, Shop.



WAVELAND

Stops

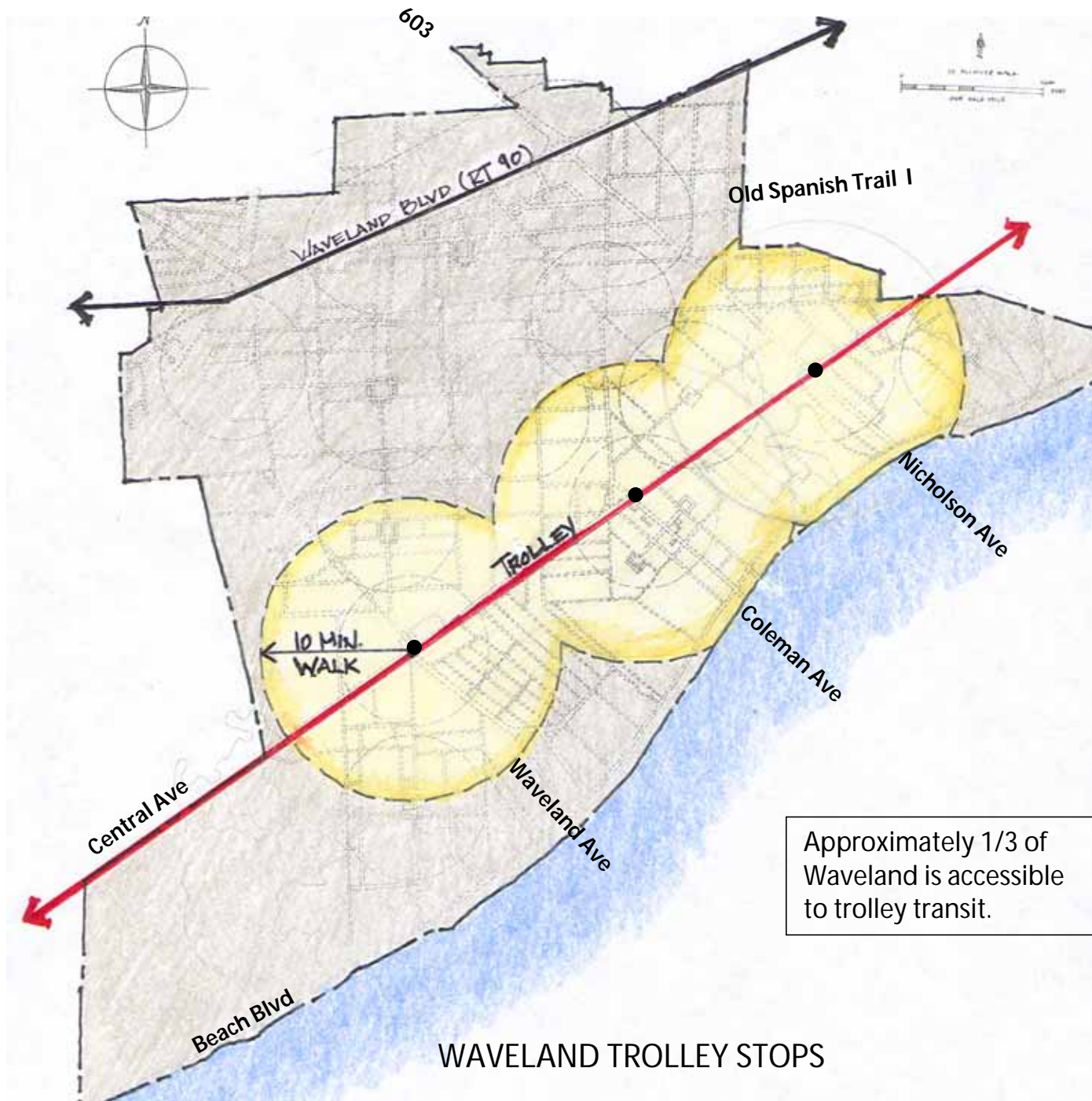
Nicholson Ave

Coleman Ave

Waveland Ave

Proposed Casino

Regional Trolley to replace CSX freight line, connect proposed casino and Waveland with eastern Gulf cities.



WAVELAND TROLLEY STOPS

WAVELAND

Place or Topic

DRAWING TYPE

☐ Analytical
☒ Proposal

TIMING

☐ Immediate
☒ Medium Term
☐ Long Term

URBAN SCALE

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☒ Neighborhood, District, Corridor
☐ Region

IMPLEMENTATION THROUGH

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☐ Policy
☐ Management

Neighborhood Structure

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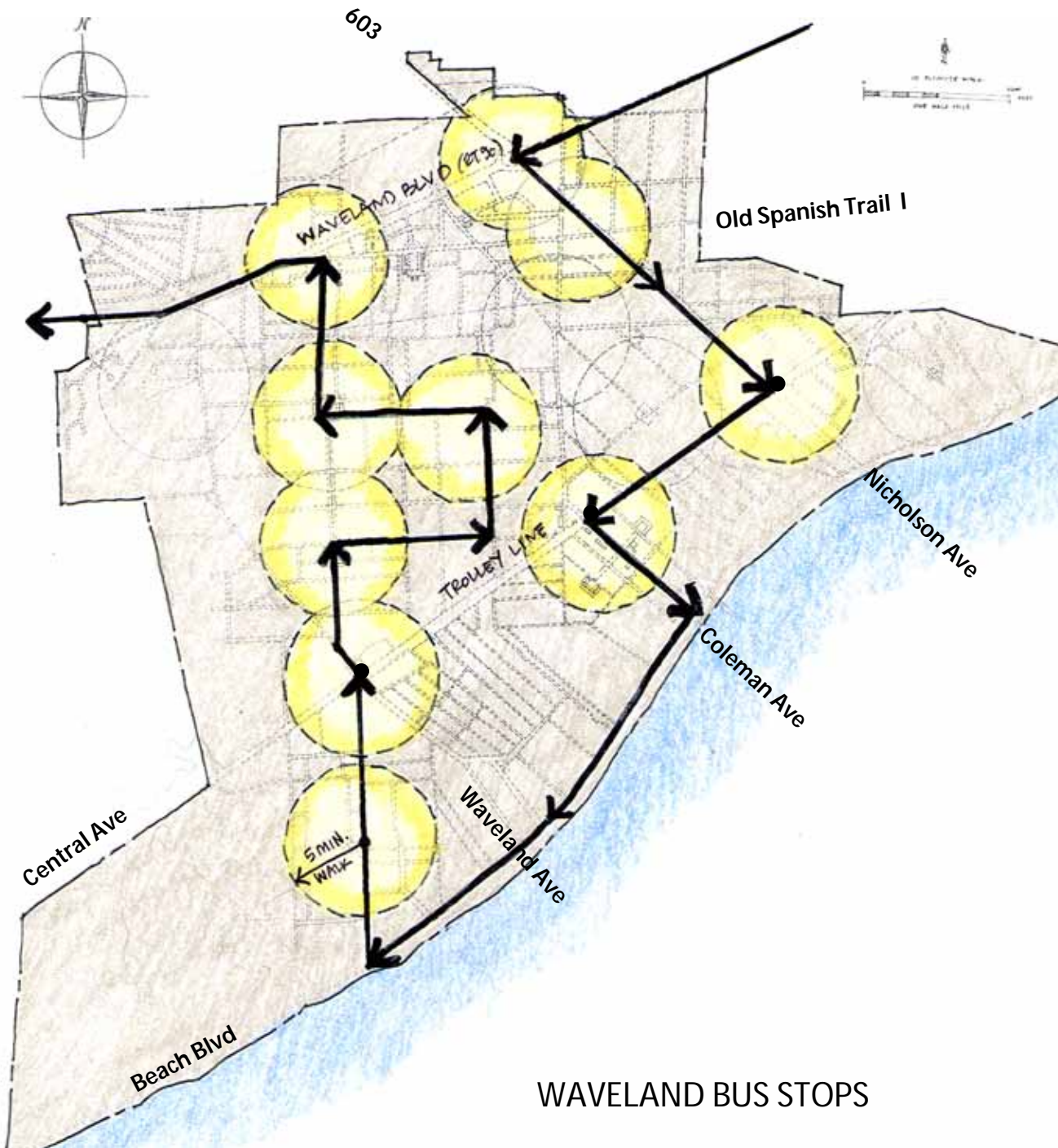
robert.orr@robertorr.com

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NARRATIVE:

Transit

Consider How Regional
Transit Can Impact
Waveland as Quality
Place to Live and Visit,
Dine, Shop.



WAVELAND

Place or Topic

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IMPLEMENTATION THROUGH

☐ Design
☒ Policy
☐ Management

Neighborhood Structure

Drawing Title

10/31/05

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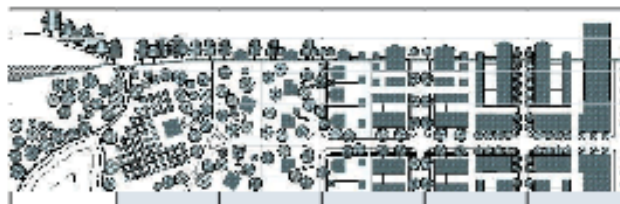
E-mail address

NARRATIVE:

Transit

**Bus Stops Can be
Made at Each
Neighborhood Center
and the Beach**

T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



 T-1

T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.



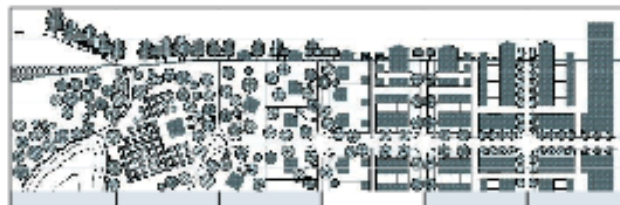
 T-2

T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



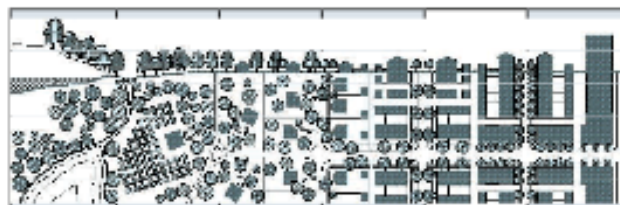
 T-3

T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.



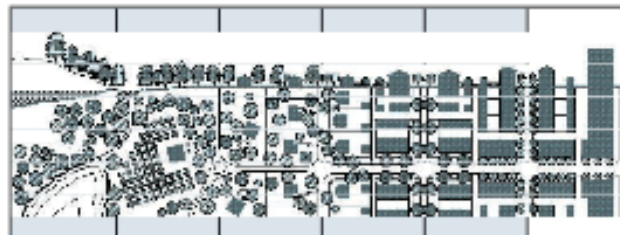
 T-4

T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages.



 T-5

T6 THE URBAN CORE ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.



 T-6

WAVELAND

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

Regulating Plan

Drawing Title

10/31/05

Date

Robert Orr

Name of Contact for Additional Information

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E-mail address

NARRATIVE:

Transect Zones

Definitions

WAVELAND TRANSECT ZONES

T1 NATURAL

The T1 zone consists of the natural and permanent open space areas within Waveland that are intended for preservation. These include the sand beach along the Gulf, and specific wetland and forest areas, including the two wetland areas along the beach and Buccaneer Park.

PROPOSAL: Keep all T-1 areas intact. In addition, make the two wetlands areas along the beach into housing amenities as follows:

- Surrounding the two wetlands are existing housing lots. Create a walking path along the rear of the lots abutting the wetlands.
- Code the lots so that porch fronts face the walking path, focused on the wetlands as an amenity.
- The opposite street side of these lots would remain as street frontage for the houses. Garages to be either set back or turned sideways so their doors don't dominate street elevation.

T2 RURAL

The T2 zone consists of areas of Waveland that are of open "country road" character and sparsely settled. These include parts of Buccaneer Park that have been developed into amusement activities, and some individual large estate sites.

PROPOSAL: None.

T3 SUB-URBAN

The T3 zone consists of lower density suburban residential areas. These include most of the City of Waveland. Blocks vary in size, and some roads are of irregular alignment to accommodate natural conditions. Older lots typically show 50' frontage, contributing to tighter and more walkable neighborhoods. Newer regulations call for 90' frontage, contributing to sprawl, less walkability, and lack of neighborhood cohesion.

PROPOSAL: Reduce requirement to 50' frontage, except in designated areas, such as Nicholson Avenue to allow larger homes.

T4 GENERAL URBAN

The T4 zone includes the older, predominantly residential areas abutting Coleman Avenue. These

areas consist of a primarily residential fabric with some mixture of uses

PROPOSAL: Allow density and use to change to T-4 at specified neighborhood centers shown on the master plan. Change coding at Highway 90/Old Spanish Trail area to T-4.

T5 URBAN CENTER

The T5 zone consists of higher density, mixed-use building types that accommodate retail, offices, row houses, and apartments. Currently, there is no T-5 Zone in Waveland.

PROPOSAL: Change coding at intersection of Nicholson and Highway 90 to T-5.

T6 URBAN CORE

The T6 zone is richly mixed use, with specialty retail, offices, and residential in mixed use buildings, and a wide variety of quality restaurants. Buildings are generally of large-scale, with mixed-use condominium buildings from 8 to 18 stories, and set close to street frontages. Streetscapes are intended to include wide sidewalks with steady street tree planting. Currently, there is no T-6 Zone in Waveland.

PROPOSAL: None.

SD SPECIAL DISTRICTS

The SD zone identifies areas of the City where sites with existing specialized uses or unique community character require individualized development standards. Currently, there is no SD Zone in Waveland, except perhaps the amusement park imbedded in Buccaneer Park.

PROPOSAL: Some Special Districts that might be considered would include:

- Garfield Ladner Marina, Fishing Village
- Senior Living Neighborhoods
- Waveland House Building Industry, Factory Town
- Waveland Community College, College Town



WAVELAND

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

Regulating Plan

Drawing Title

10/31/05

Date

Robert Orr

Name of Contact for Additional Information

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NARRATIVE:

Transect Zones

Description of Waveland's Existing Transect Zones, and Proposals.

WAVELAND

Place or Topic

DRAWING TYPE

☐ Analytical
☒ Proposal

TIMING

☒ Immediate
☐ Medium Term
☐ Long Term

URBAN SCALE

☐ Street, Blocks, Building
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☐ Region

IMPLEMENTATION THROUGH

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☒ Policy
☐ Management

Regulating Plan

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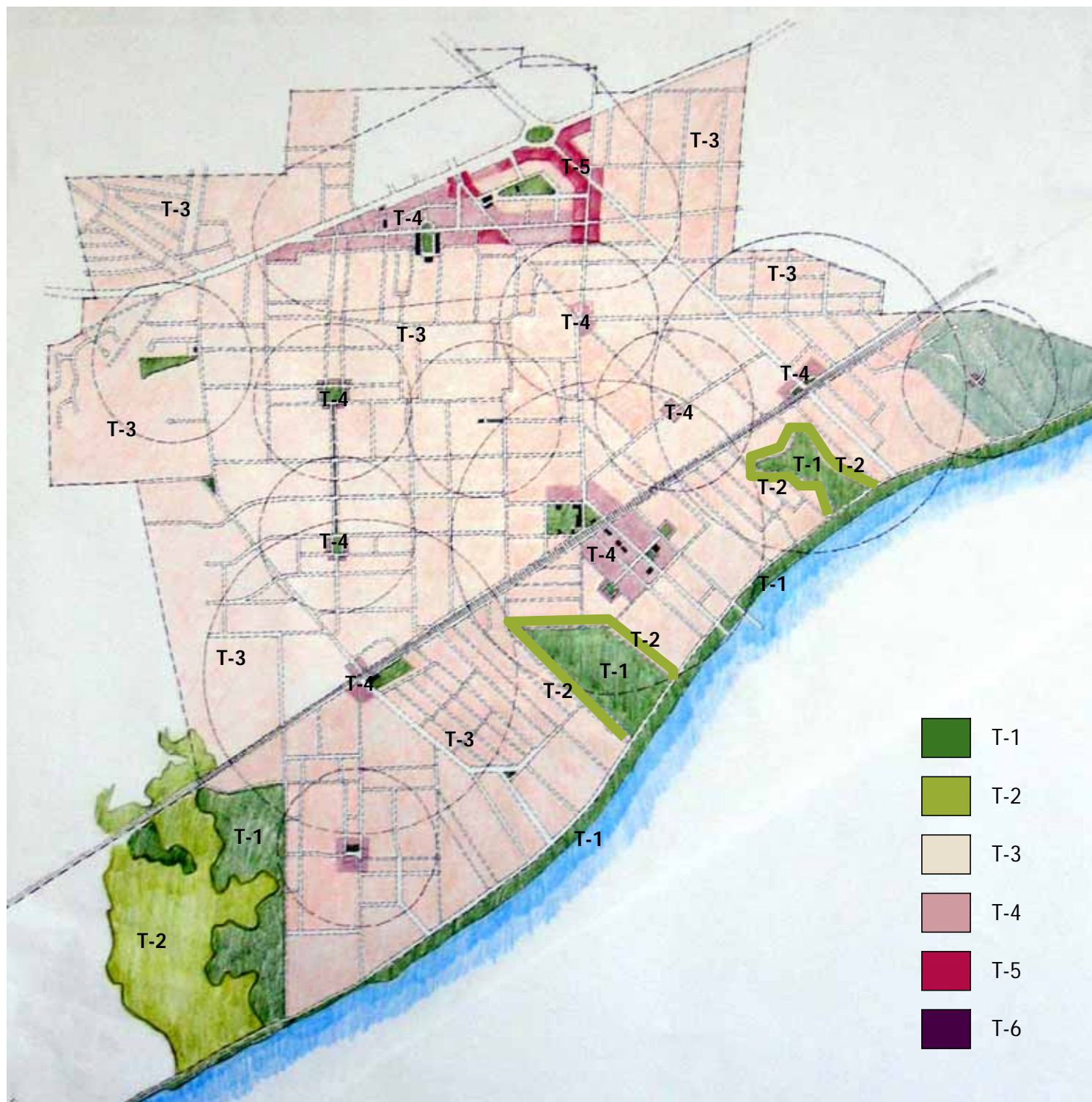
robert.orr@robertorr.com

E-mail address

NARRATIVE:

Transect Zones

Applied to Waveland



WAVELAND

Note: All requirements in this Table are subject to calibration for local context.



A. ALLOCATION OF ZONES (see Section 3.1 and Table 2)				(see Table 15)			
CLD	no minimum	50% MIN	10 - 30%	20 - 40%	prohibited		
TND	no minimum		10 - 30%	30 - 60 %	10 - 30%	prohibited	
RCD	no minimum		prohibited	10 - 30%	10 - 30%	40 - 80%	
TOD	no minimum		prohibited	0 - 30%	0 - 30%	40 - 100%	
B. BASE RESIDENTIAL DENSITY (see Section 3.4)							
By Right	1 unit / 100 ac. avg.	1 unit / 20 ac. avg.	2 units / ac. gross	4 units / ac. gross	6 units / ac. gross	12 units / ac. gross	
By TDR	by exception		6 units / ac. gross	12 units / ac. gross	24 units / ac. gross	96 units / ac. gross	
Other Functions	by exception		10 - 20% min	20 - 30% min	30 - 50% min	50 - 70% min	
C. BLOCK SIZE							
Block Perimeter	no maximum		3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max *	
* 3000 ft. max with parking structures							
D. PUBLIC FRONTAGES (see Table 2)							
HW & RR	permitted			prohibited			
SV	prohibited		permitted				
SR	prohibited		permitted		prohibited		
RS	prohibited		permitted		prohibited		
SS & AV	prohibited				permitted		
CS & AV	prohibited				permitted		
Rear Lane	permitted				prohibited		
Rear Alley	prohibited		permitted	required			
Path	permitted				prohibited		
Passage	prohibited		permitted				
Bicycle Trail	permitted			prohibited *			
Bicycle Lane	permitted				prohibited		
Bicycle Route	permitted						
* permitted within Open Spaces							
E. CIVIC SPACES (see Table 13)							
Park	permitted						
Grass	prohibited		permitted			prohibited	
Square	prohibited			permitted			
Plaza	prohibited				permitted		
Playground	permitted						
F. LOT OCCUPATION							
Lot Width	by exception	by warrant	72 ft. min 120 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	18 ft. min 700 ft. max	
Lot Coverage	by exception	by variance	60% max	70% max	80% max	90% max	
G. BUILDING SETBACK							
Front	by exception	48 ft. min	24 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	
Side	by exception	96 ft. min	12 ft. min	0 ft. total min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	
Rear	by exception	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *	0 ft. min	
* or 15 ft. from center line of alley							
H. BUILDING DISPOSITION (see Table 5)							
Edgeyard	permitted				prohibited		
Sideyard	prohibited			permitted		prohibited	
Rearyard	prohibited				permitted		
I. PRIVATE FRONTAGES (see Table 7)							
Common Yard	not applicable	permitted		prohibited			
Porch & Fence	not applicable	prohibited	permitted		prohibited		
Terrance or L.C.	not applicable	prohibited		permitted		prohibited	
Forecourt	not applicable	prohibited		permitted			
Stoop	not applicable	prohibited		permitted			
Shopfront & Awning	not applicable	prohibited		permitted			
Gallery	not applicable	prohibited		permitted			
Arcade	not applicable	prohibited			permitted		
J. BUILDING HEIGHT (see Table 8)							
Principal Building	not applicable	3 stories max		4 stories max, 2 min	6 stories max, 2 min	12 stories max, 2 min	
Outbuilding	not applicable	2 stories max		2 stories max	2 stories max	not applicable	
K. BUILDING FUNCTION (see Table 10 & 11)							
Residential	prohibited	restricted use		limited use	open use		
Lodging	prohibited	restricted use		limited use	open use		
Office	prohibited		restricted use	limited use	open use		
Retail	prohibited		restricted use	limited use	open use		

SECTION 5
SECTION 2, 3, 4

SMARTCODE
municipality

T-6

T-5

T-4

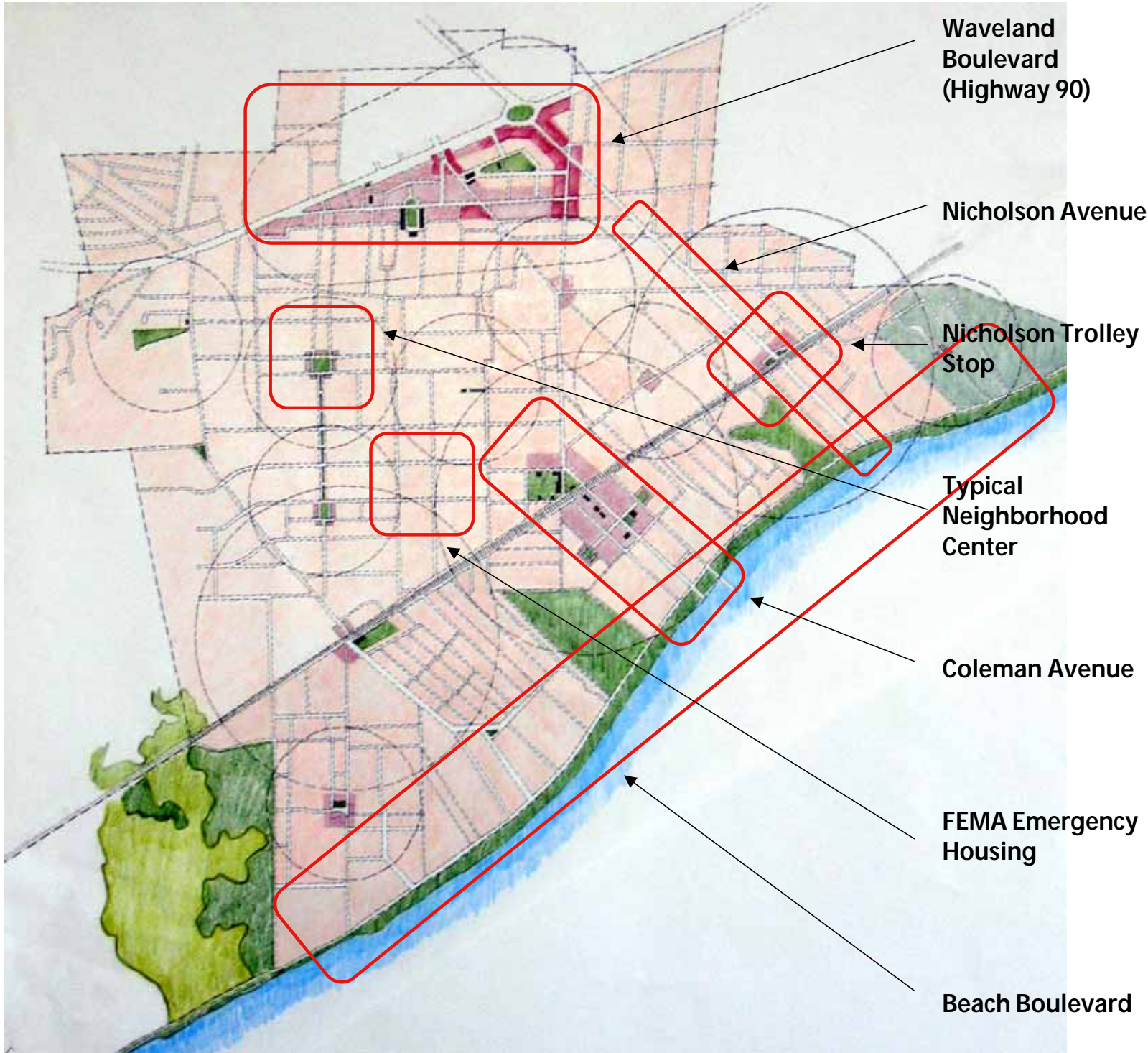
T-3

T-2

T-1

TABLE 14 SUMMARY OF TRANSECT ZONES

FOCUS AREAS FOR NEIGHBORHOOD REGENERATION & CREATION



WAVELAND

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

Neighborhood Structure

Drawing Title

10/31/05

Date

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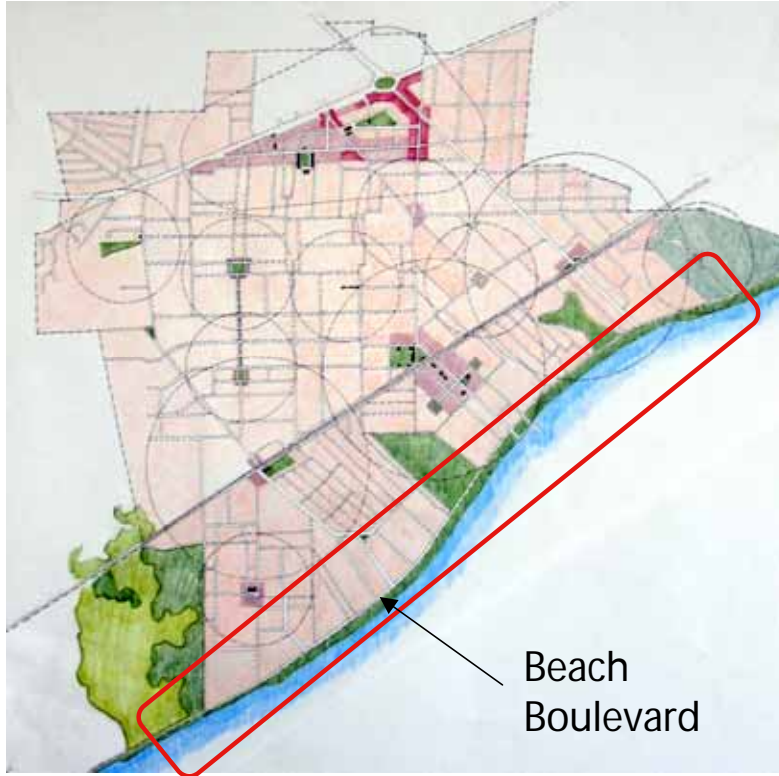
E-mail address

NARRATIVE:

Focus Areas

Summary Page of
Forthcoming Areas of
Focus.

PROPOSAL: BEACH BOULEVARD



Vision

Reestablish Beach Frontage as Soul of Community.

Elements

Establish Full Public Access

Extend Walking/Biking Path Full Length of Beach

Recreate Garfield Ladner Pier

Traffic Calm Beach Boulevard w/Parallel Parking Both Sides

Eliminate Overhead Wires, if Possible

Alt 1: Houses in Velocity Zone

Alt 2: No Houses in Velocity Zone



WAVELAND

Place or Topic

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IMPLEMENTATION THROUGH

☒ Design
☐ Policy
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Neighborhood Structure

Drawing Title

10/31/05

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NARRATIVE:

Focus Areas

Beach Boulevard Area

POST- HURRICANE KATRINA COASTAL ELEVATION FLOOD ADVISORY MAPS

Hancock County, MS
September 2005

Legend

Approximate 1% Annual Chance Flood Elevations

CONTOUR

- 20 ft
- 22 ft
- 24 ft
- 27 ft

Approximate 1% Annual Chance Flood Zones

- 18 - 20 ft
- 20 - 22 ft (High Velocity Zones)
- 22 - 24 ft (High Velocity Zones)
- 24 - 27 ft (High Velocity Zones)

- Local Roads
- Railroads
- County Boundary

Notes to user:

THESE MAPS ARE FOR ADVISORY PURPOSES ONLY.
The elevations are based on approximate 1% Annual Chance
flood elevation and overland wave effects.

To compute estimated flood elevation for a specific site, apply
the following formula:

$$\begin{aligned} \text{Estimated 1\% annual chance flood elevation} \\ &= \text{surge} + \text{waves} \\ &= 18 \text{ Feet} + (18 - \text{Grade})/2 \end{aligned}$$

Where Grade = Lowest ground elevation at the site

Please refer to Draft Report titled "Preliminary Mississippi
Flood Frequency Analysis for Hurricane Katrina" for supporting
technical documentation for the information shown on this map

All elevations are in reference to NAVD88

0 4,000 8,000 12,000 Feet
SCALE = 1" = 4000'



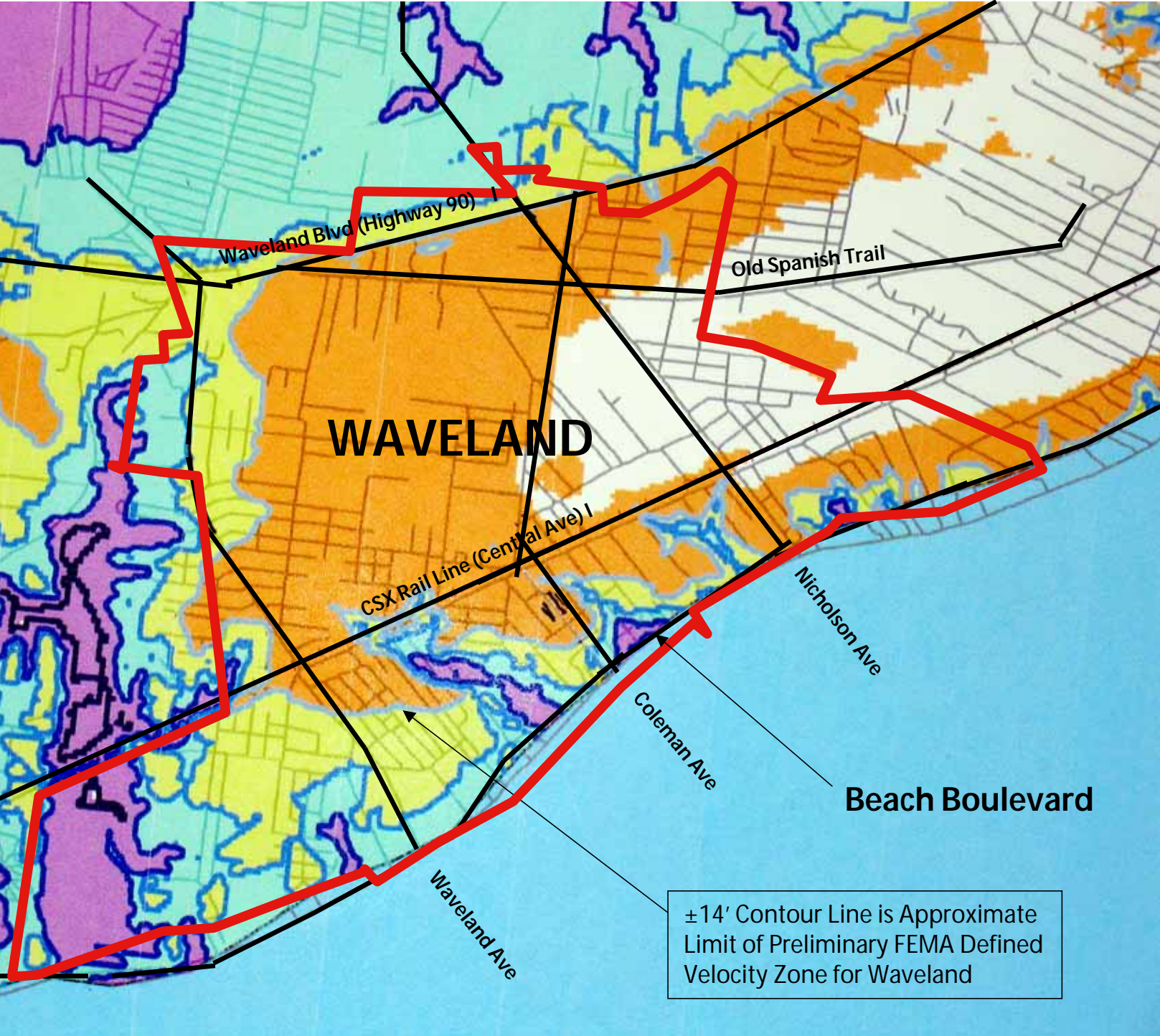
FEMA Advisory Map

(Estimate 2 Years From Now for
Completion and Approval into
Federal Guidelines)

DRAFT



FEMA ADVISORY MAP



WAVELAND

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

Neighborhood Structure

Drawing Title
10/31/05
Date
Robert Orr
Name of Contact for Additional Information
robert.orr@robertorr.com
E-mail address

NARRATIVE:

Beach Boulevard
Velocity Zone includes All
Colors Except Orange and
White



Alt 1: Houses in Velocity Zone



Alt 2: No Houses in Velocity Zone



WAVELAND

Place or Topic

DRAWING TYPE

☐ Analytical
☒ Proposal

TIMING

☒ Immediate
☐ Medium Term
☐ Long Term

URBAN SCALE

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IMPLEMENTATION THROUGH

☒ Design
☐ Policy
☐ Management

Neighborhood Structure

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E-mail address

NARRATIVE:

Beach Boulevard

Alternatives to Development in Velocity Zone



Alt 1: Houses in Velocity Zone, Beach Boulevard

WAVELAND



Alt 2: No Houses in Velocity Zone, Beach Boulevard



WAVELAND

Place or Topic

DRAWING TYPE

- ☒ Analytical
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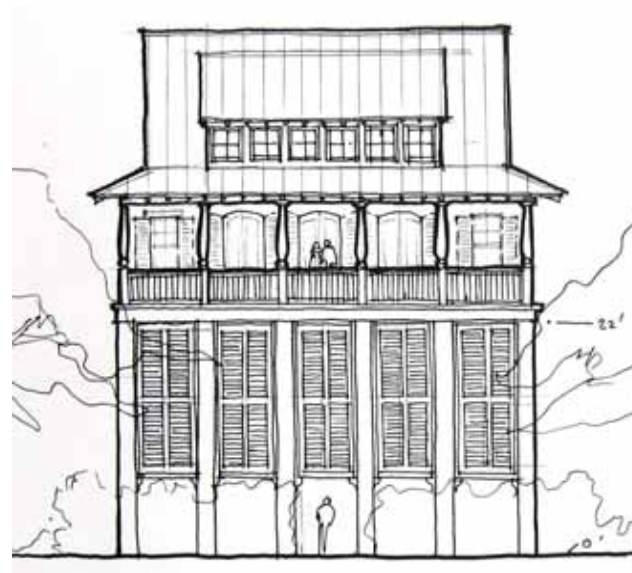
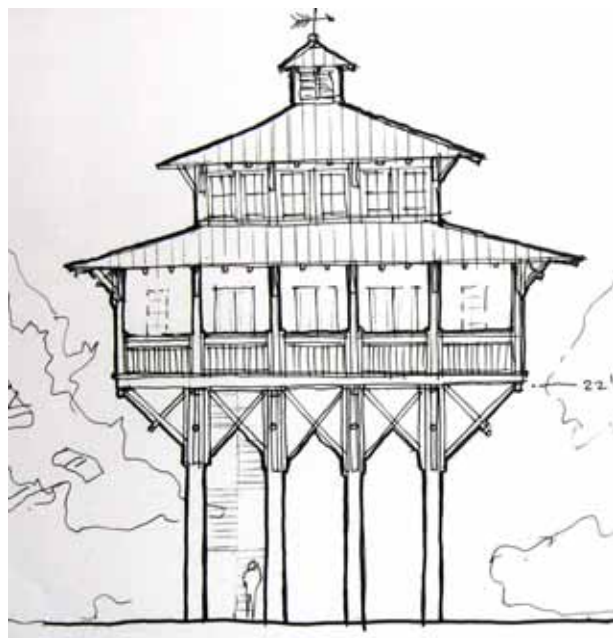
Name of Contact for Additional Information

robert.orr@robertorr.com

E-mail address

NARRATIVE:

**Beach Boulevard
Survivor House
Examples from Other
Locations**



WAVELAND

Place or Topic

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NARRATIVE:

Beach Boulevard
Stilt Houses as Would Be
Required in Velocity Zone.

WAVELAND

Place or Topic

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TIMING

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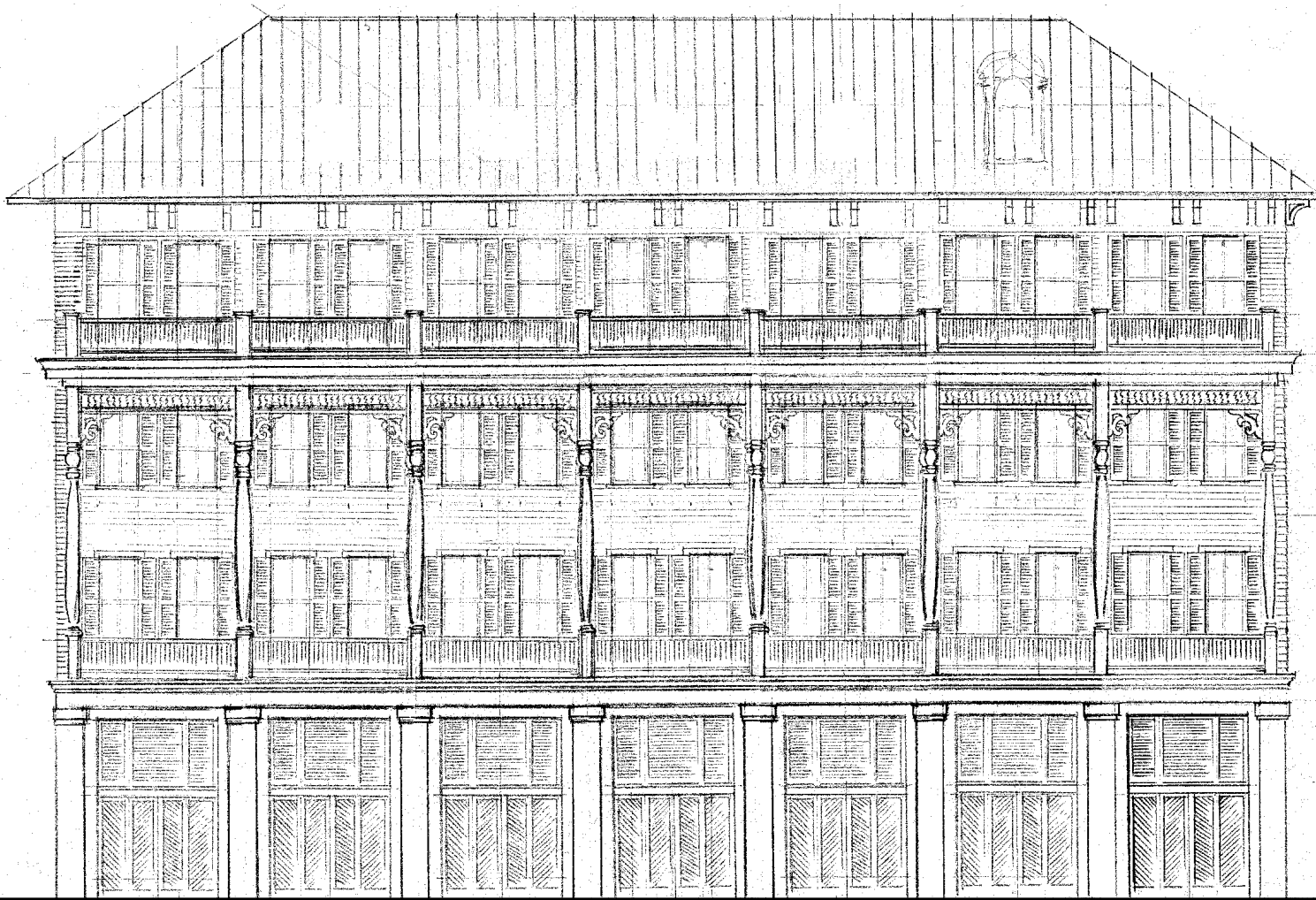
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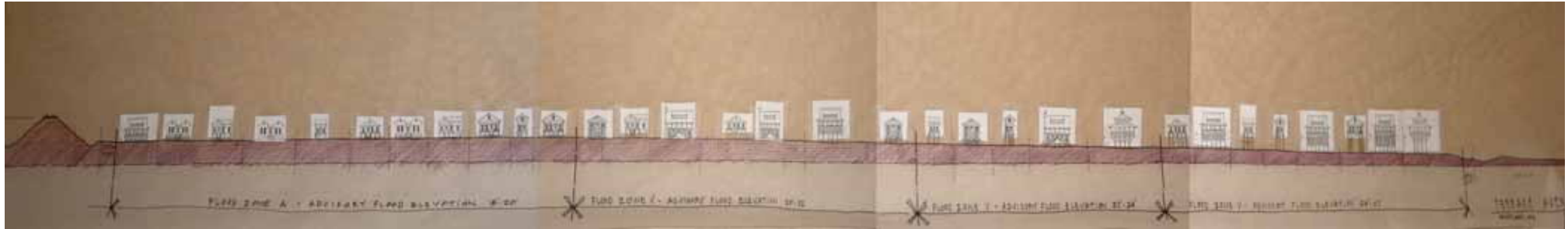
E-mail address

NARRATIVE:

**Beach Boulevard
Apartment or Condo
Building for Velocity
Zone**



*Long Beach Apartment Bldg
Christine G. H. French*



Terrace Avenue Street Section Showing Increased Height Requirements Toward Beach (Right)



Coleman Avenue Street Section Showing Limit of Ground Level Retail (Can Be Open Air Market)

PROPOSAL: NICHOLSON AVENUE



Vision

Existing canopy of Live Oaks gives Nicholson Avenue Waveland's most distinguished, gracious charm. Capitalize on Live Oak amenity for new neighborhood identity.

Elements

Continue Live Oak allée north to McLaurin

Maintain narrow roadway (max. 9' lanes). No curbs or sidewalks. Ped/kid-friendly.

Plan Waveland's most gracious homes along both sides. Size homes for diversity, ranging from small cottages to large single-family and multi-family (apartment or condo) that look like single-family estates, but all in keeping with gracious character.



Nicholson Avenue's Beautiful Tree Canopy of Live Oaks



WAVELAND

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NARRATIVE:

Focus Areas

Nicholson Avenue Area

WAVELAND



Nicholson Avenue



WAVELAND

Place or Topic

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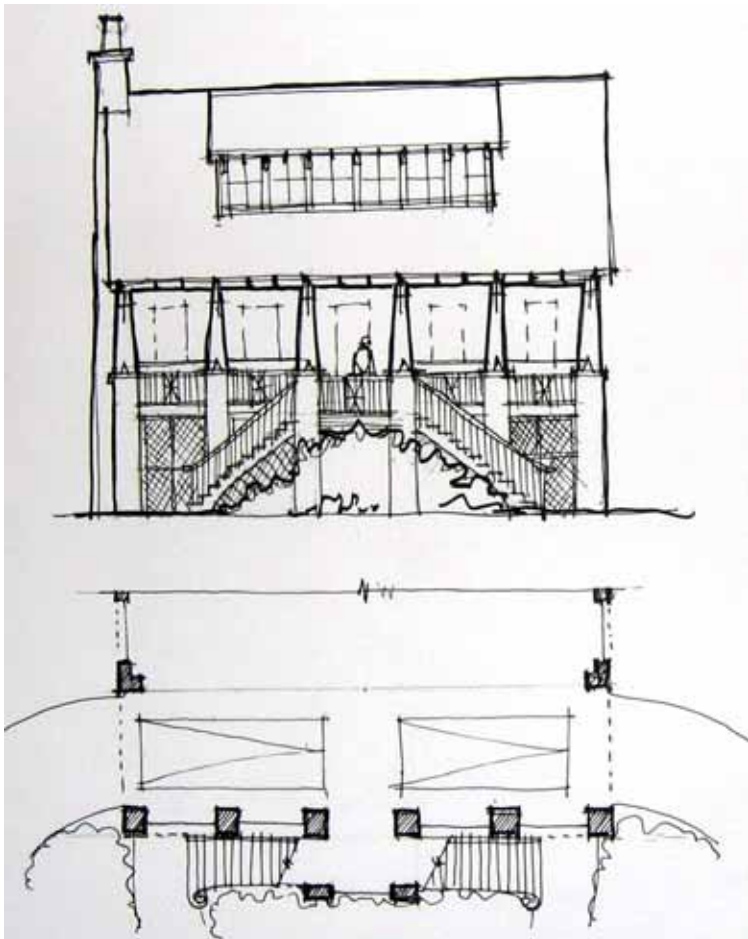
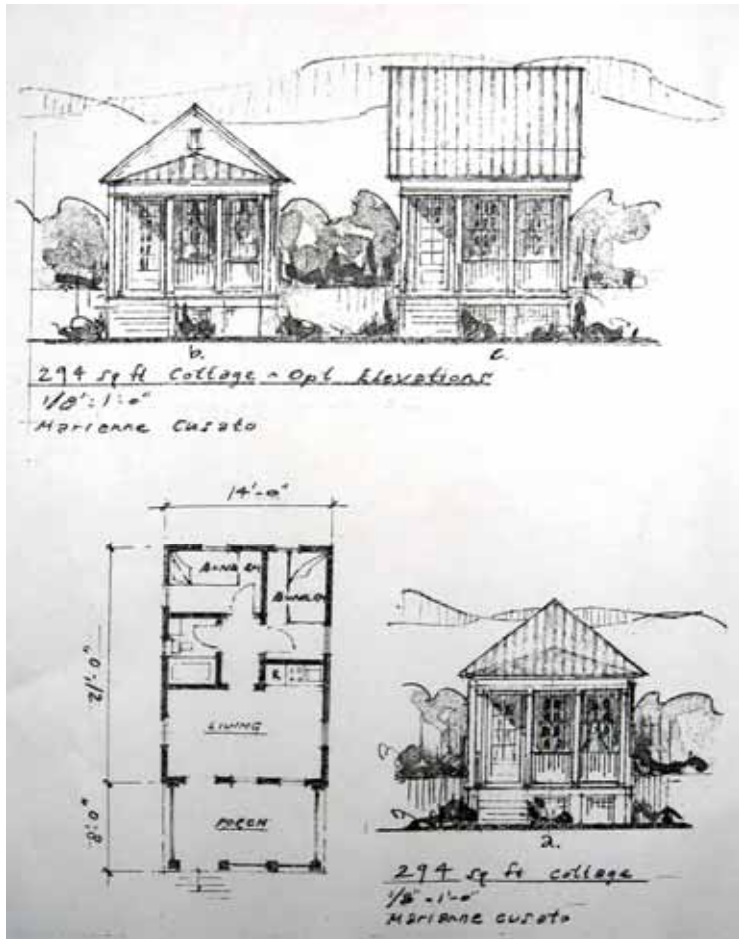
E-mail address

NARRATIVE:

Nicholson Avenue
Gracious House Examples
That Used to Exist in
Waveland (New Ones Can
Be Multi-Family)



Nicholson Avenue Streetscape



WAVELAND

Place or Topic

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NARRATIVE:

**Nicholson Avenue
Gracious Houses Both
Large and Small.**

PROPOSAL: NICHOLSON TROLLEY STOP



Vision

Nicholson is example for one of three trolley stops in Waveland. Potential for Transit Oriented Development (TOD).

Elements

Allow greater density of housing around trolley stop.

Allow mix of housing, including apartments, condos and single-family.

Allow mixed use (café, general store, etc.).

Establish as neighborhood center.



WAVELAND

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NARRATIVE:

Focus Areas

Nicholson Trolley Stop Area

PROPOSAL: NICHOLSON TROLLEY STOP



- Rise of grade at rail line in Waveland is more gentle than other coastal cities.
- Makes for easier connection of trolley to surrounding neighborhoods.
- Trolley may actually erase separation of north and south neighborhoods currently made by freight rail.

WAVELAND

Place or Topic

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E-mail address

NARRATIVE:

Focus Areas

CSX Train Line Grade Change

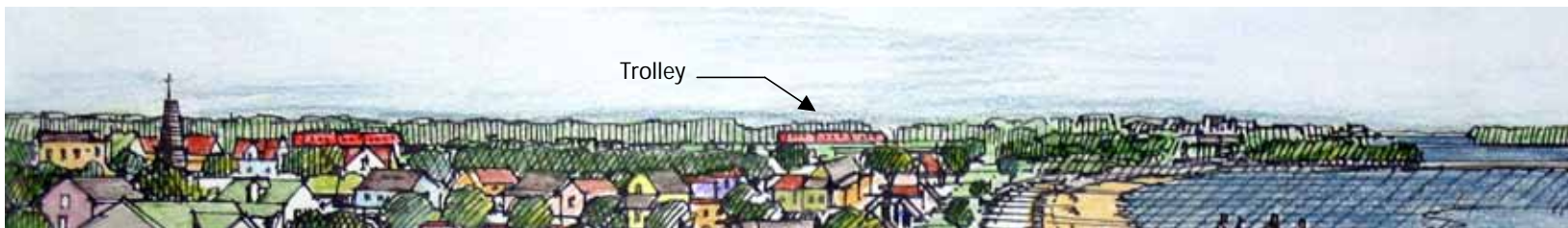
NICHOLSON TROLLEY STOP



Existing Condition



Proposed Transit Oriented Development (TOD)



Trolley Line from Waveland to Bay Saint Louis

WAVELAND

Place or Topic

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☐ Analytical
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robert.orr@robertorr.com

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NARRATIVE:

Nicholson Trolley Stop

Illustrative Plan to
Develop Transit Oriented
Development Around
Trolley Stop.

PROPOSAL: COLEMAN AVENUE



Vision

Reestablish Coleman Avenue as heart of community. Mixed-use funky beach town character.

Elements

Recreate mix of diverse domestic-scale buildings.

Follow historic character, similar to Old Town Bay Saint Louis.

Arts District. Live-Work buildings. Galleries.

Maintain narrow lanes (9' max). Two-way with parallel parking on both sides.

Curbs and sidewalks. Tree-lined.



WAVELAND

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IMPLEMENTATION THROUGH

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NARRATIVE:

Focus Areas

Coleman Avenue Area



Historic Coleman Avenue Character



Coleman Avenue Arts District

WAVELAND

Place or Topic

DRAWING TYPE

☐ Analytical
☒ Proposal

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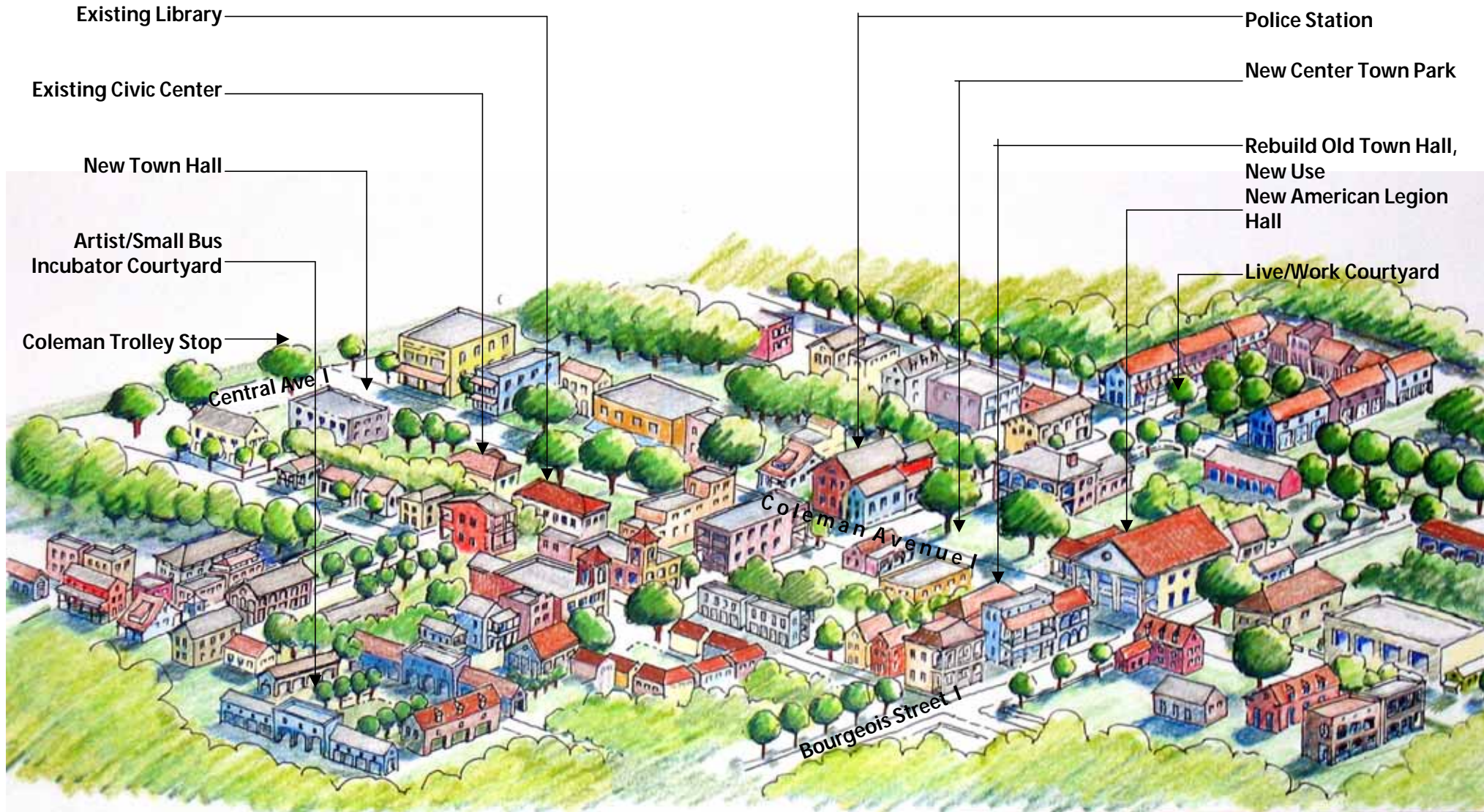
robert.orr@robertorr.com

E-mail address

NARRATIVE:

Coleman Avenue
Illustrative Plan Showing
Development as "Old
Town" with Arts District.

WAVELAND



Coleman Avenue Illustrative Plan
(all new functions show possibilities for discussion)

WAVELAND



Coleman Avenue Arts District Cross Axis

WAVELAND

Place or Topic

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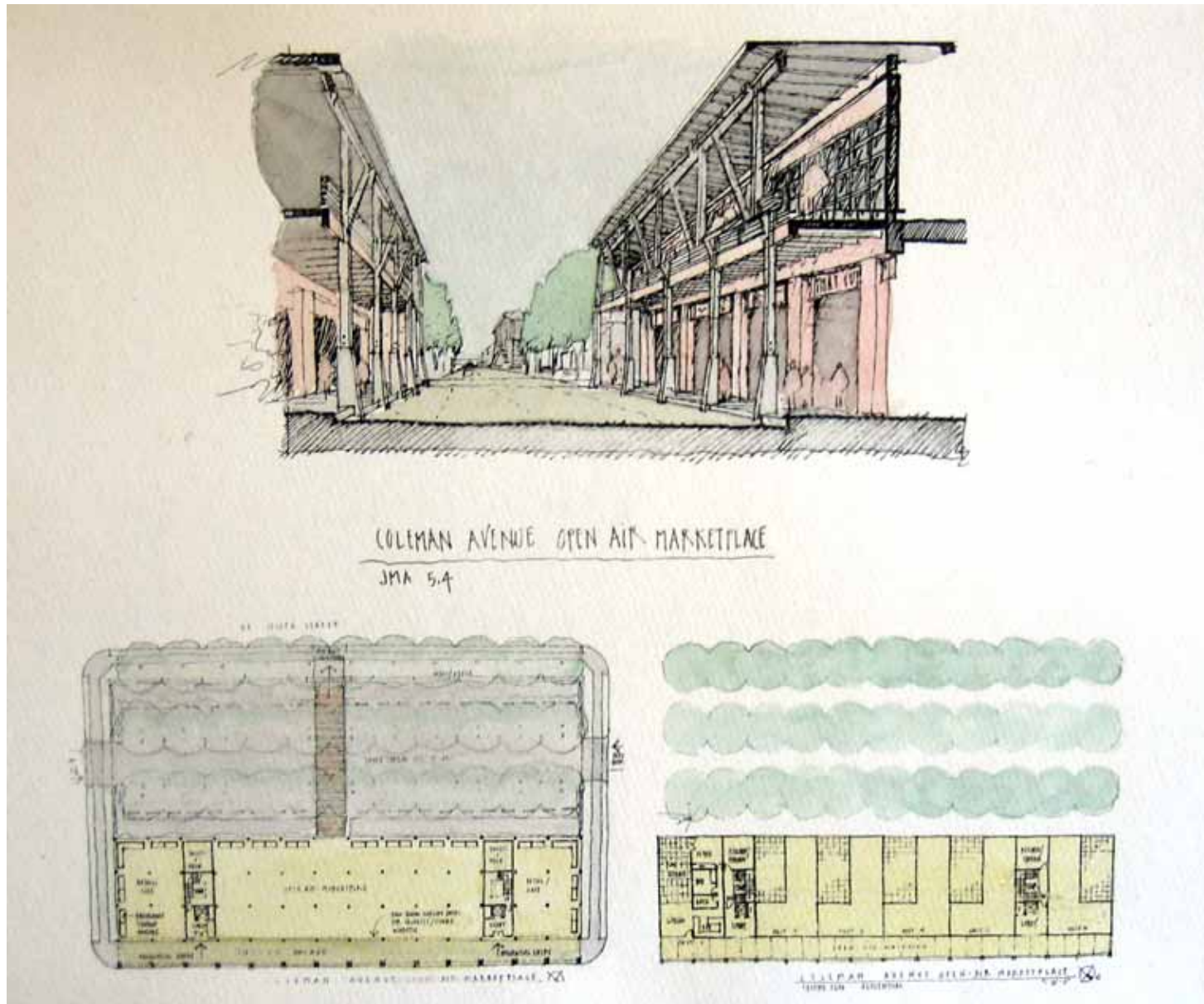
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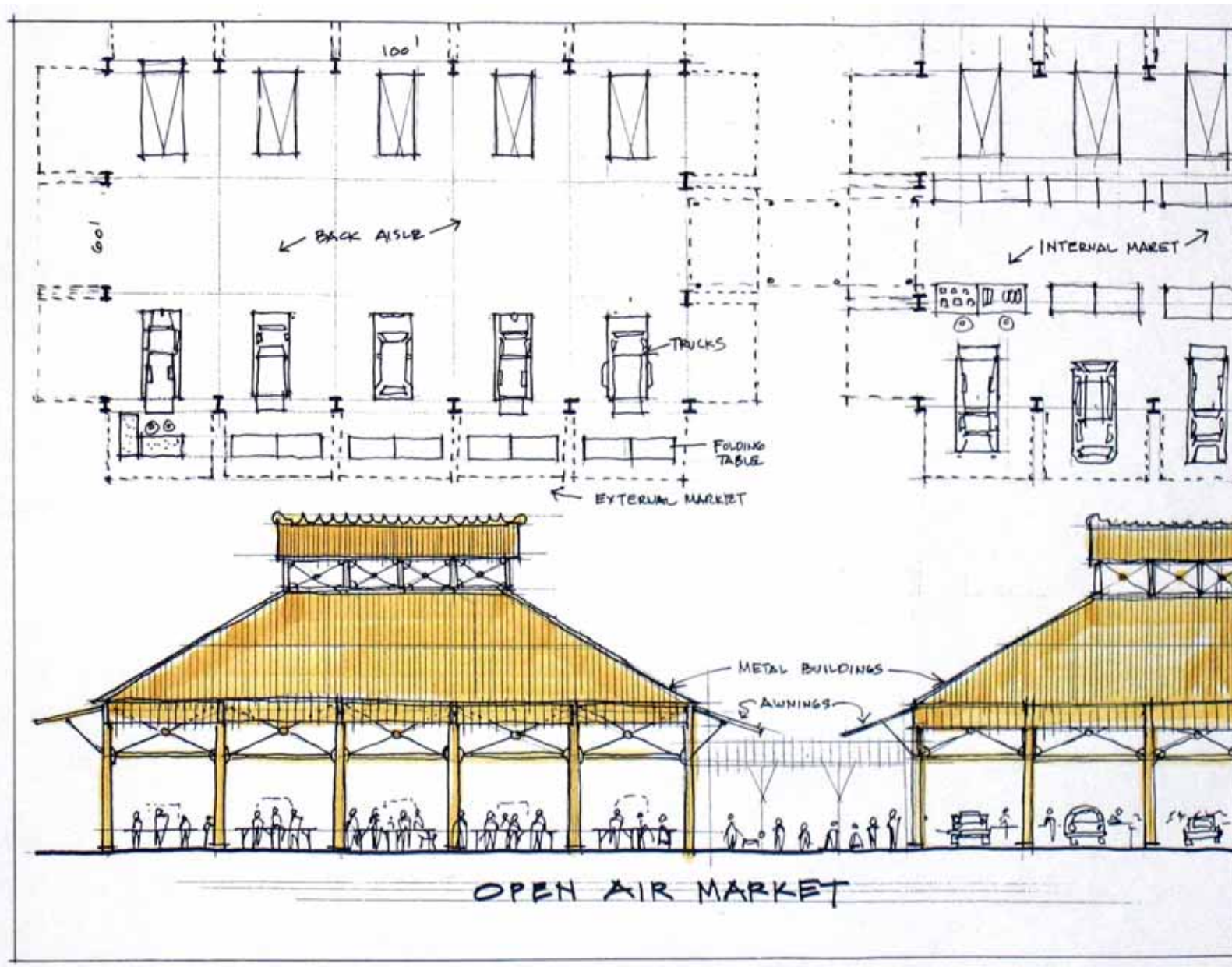
NARRATIVE:

**Coleman Avenue
Velocity Zone
Open Air Market**



Coleman Avenue Market in Velocity Zone

WAVELAND



Coleman Avenue Market in Velocity Zone

WAVELAND

Place or Topic

DRAWING TYPE

- ☐ Analytical
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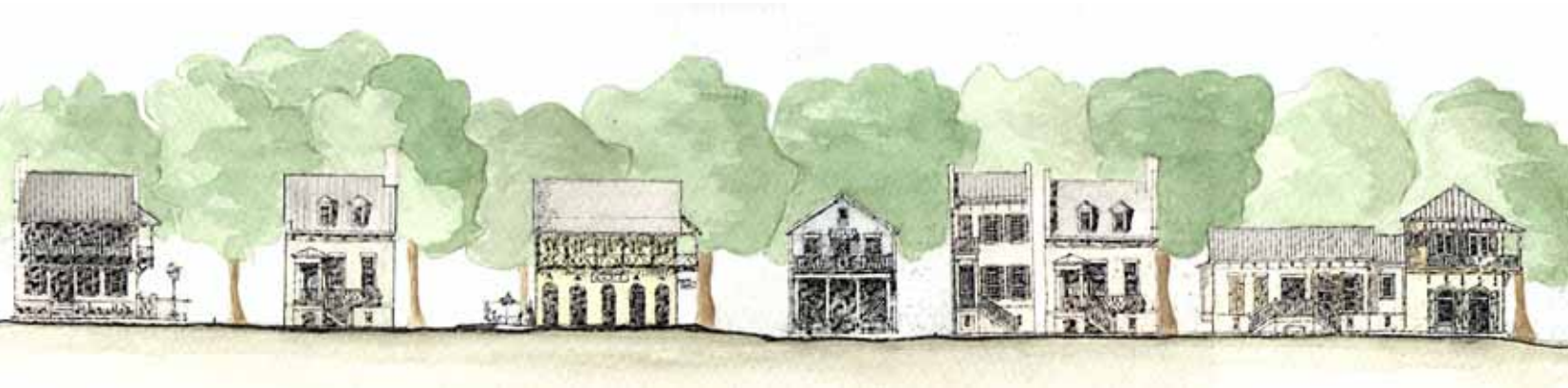
robert.orr@robertorr.com

E-mail address

NARRATIVE:

**Coleman Avenue
Velocity Zone
Open Air Market, 2nd
Alternative**

WAVELAND



Coleman Avenue Streetscape, Funky Mix, Domestic Scale

WAVELAND

Place or Topic

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IMPLEMENTATION THROUGH

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Neighborhood Structure

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NARRATIVE:

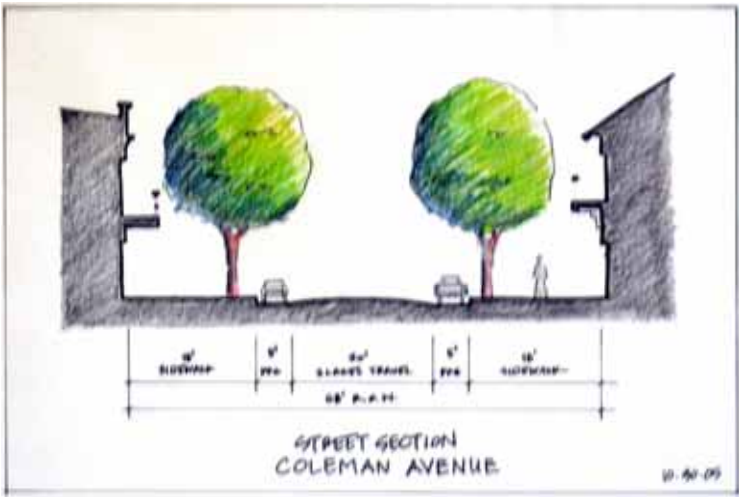
Coleman Avenue

Street Sections

Street Character



Coleman Avenue





St. Clare Before & After Katrina



WAVELAND

Place or Topic

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Neighborhood Structure

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10/31/05

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Robert Orr

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robert.orr@robertorr.com

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NARRATIVE:

St. Clare School

**Destroyed by Katrina,
School Does Not Want to
Rebuild Near Beach.**

**Locate Head of Coleman
Behind Raised CSX Rail
Line.**

WAVELAND

Place or Topic

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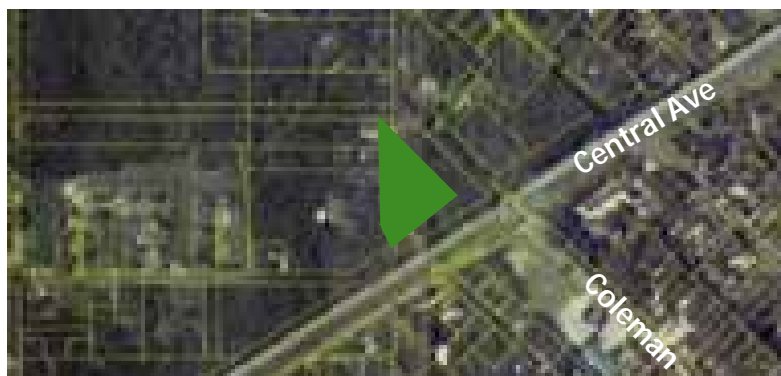
E-mail address

NARRATIVE:

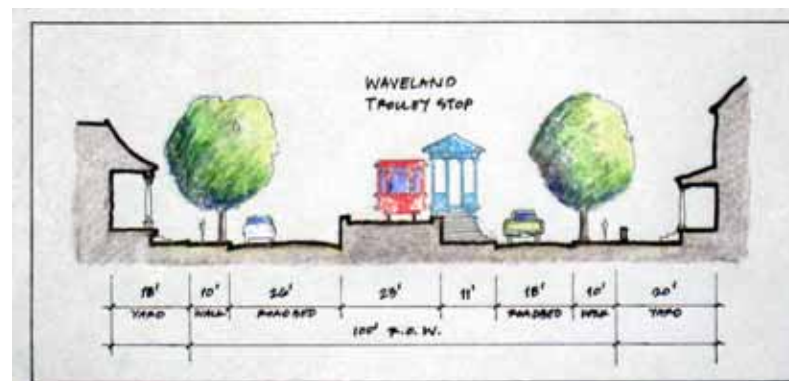
**Coleman Avenue
St. Clare School
Illustrative Plan
Showing Opportunity
to Create New Town
Center Around Trolley
Stop.**



St. Clare School Town Green

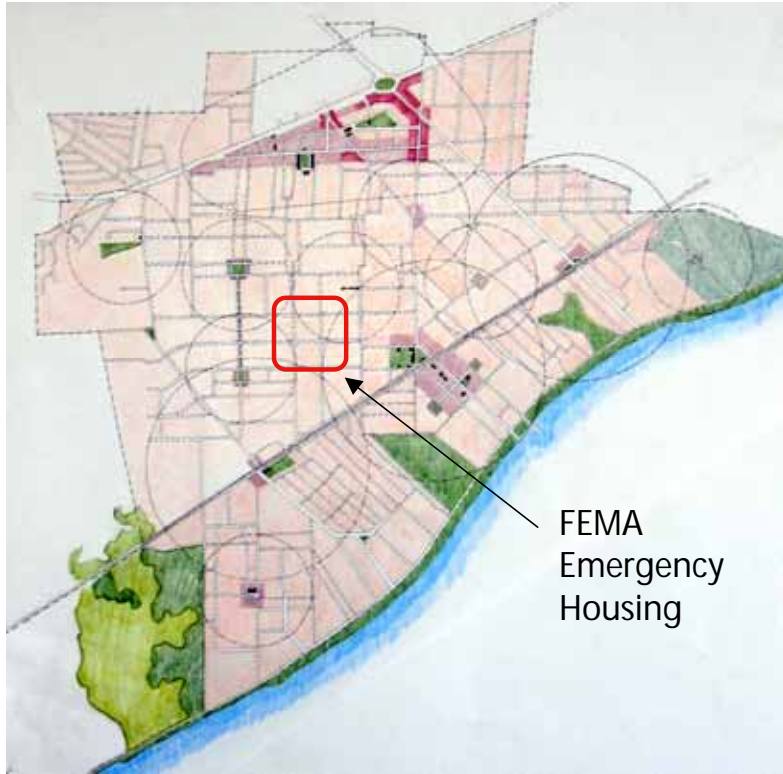


Existing Condition Showing Buildings



Central Avenue Street Section

PROPOSAL: FEMA EMERGENCY HOUSING



Vision

Plan temporary housing so it can transition to permanent housing and create better neighborhoods.

Elements

Locate infrastructure for trailers w/consideration for future permanent housing.

Design trailer groupings to create communities.
Locate gathering structures at neighborhood cores.

Create visual relationships, terminated axes, etc. w/existing surrounding neighborhoods.



WAVELAND

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NARRATIVE:

Focus Areas

FEMA Emergency Housing Area.

Most Temp. Trailers Located on People's Properties.

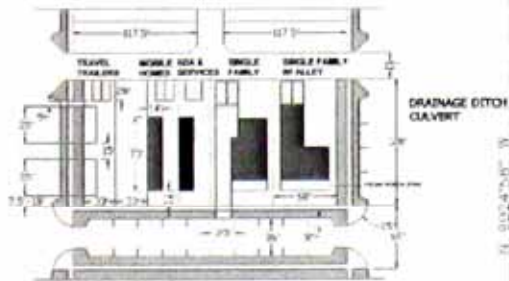


PORT HUDSON PROPER

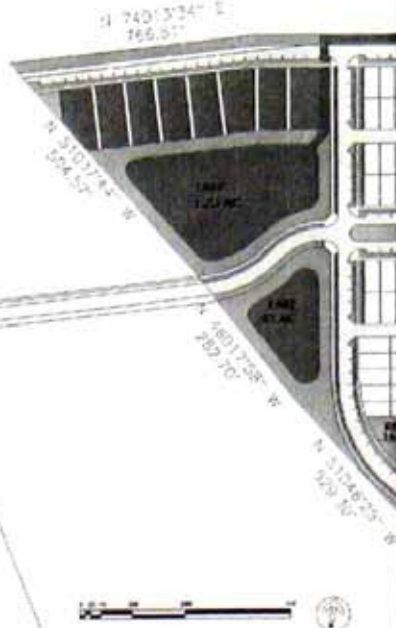
EAST BATON ROUGE PARISH, LA

LAND USE SUMMARY

LAND AREA	41 ACRES
RESIDENTIAL	197 MOBILE HOMES 4.8 DU/ OR 49 MOBILE HOMES & 296 TRAVEL TRAILERS = 345 8.41 DU/AC OR 98 SINGLE FAMILY 2.39 DU/
RETENTION/LAKES	1.66 AC
PARK/OPEN/REC.	5.49 AC



NOT TO SCALE



Transitional Housing → Traditional Neighborhoods

Serve families made homeless by a disaster while assisting the host community to realize plans for attractive, sustainable neighborhoods.

Design Principles

Transitional Communities

Planned communities designed to accommodate permanent housing but used temporarily to house evacuees.

Interconnected Street Network

- Pedestrian friendly, tree-lined streets, avenues and public greens
- Small blocks
- Parallel parking on street
- Off-street parking in rear of buildings

Mixed-use, Mixed Housing

- Convenience commercial/ public services
- Single family, townhouse, multifamily & special needs housing
- Similar housing types face each other across the street

Eyes on Street

Porches, Stoops, Balconies, Arcades & Colonnades

Location

Near existing urbanized areas

Proximity to:

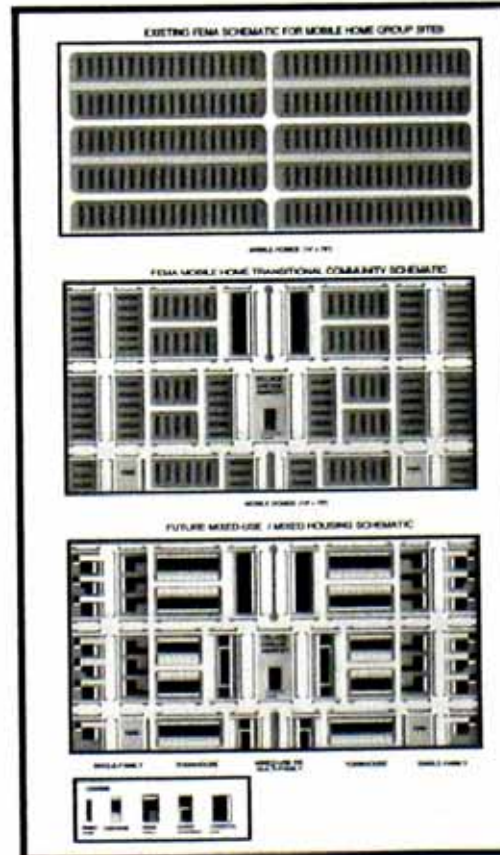
- School, Recreation, Services
- Police, Fire
- Employment
- Shopping

Organized Open Space

- Storm-water retention and drainage as open space amenities
- Public Gathering areas
- Preservation of significant environmental assets

Small Neighborhoods

Divide large sites into separate neighborhoods with clear center and defined edges



WAVELAND

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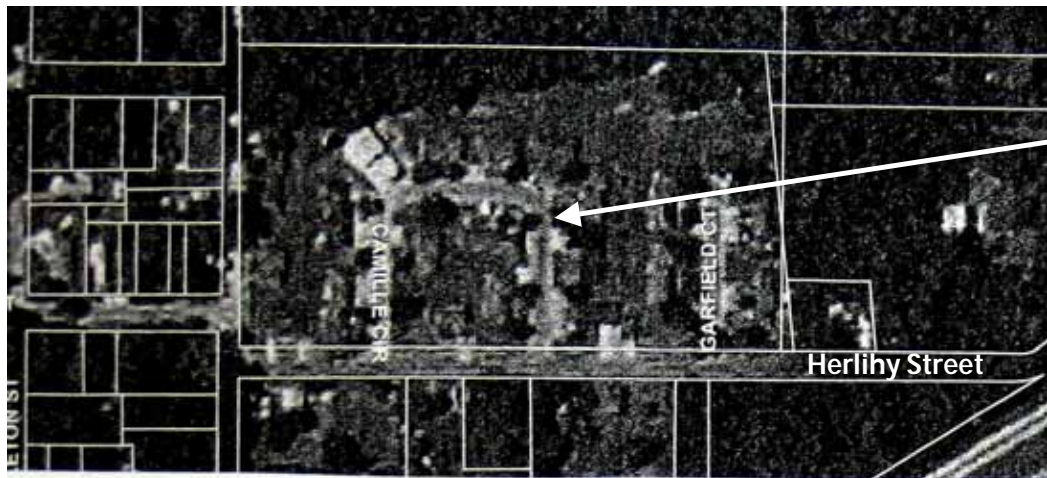
E-mail address

NARRATIVE:

Focus Areas

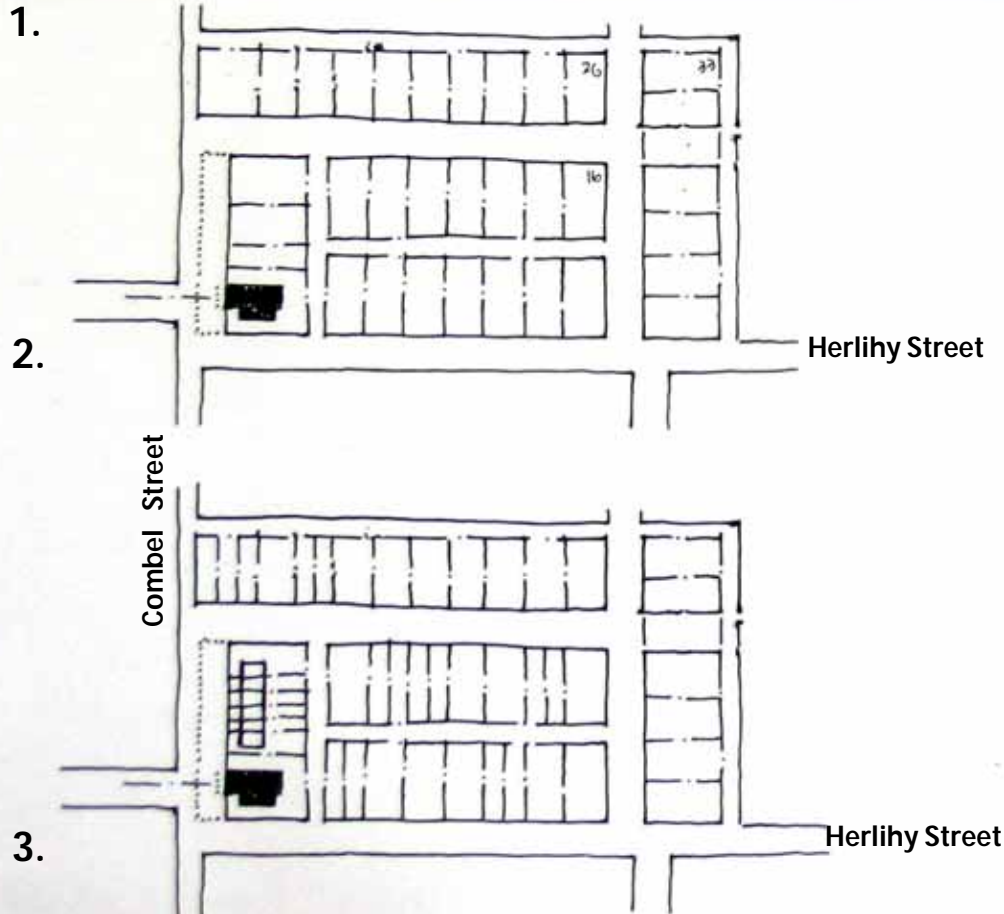
FEMA Emergency Housing.

Example to Show Better Transition from Temp. to Permanent Housing



Public Housing previously demolished and removed. Available land.

Central Avenue I



33 60 x 100 LOTS

1. 3 MONTHS: 132 TRAILERS
2. 18 MONTHS: 66 MOBILE HOMES
3. FUTURE:
 - 6 20' TOWNHOUSES
 - 15 30' COTTAGES
 - 24 60' SINGLE FAMILY
 - 45 LOTS, AND,
 - 1 COMMUNITY BLD

WAVELAND

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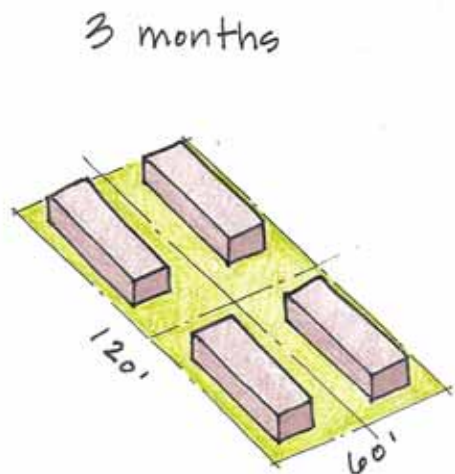
Focus Areas

FEMA Emergency Housing.

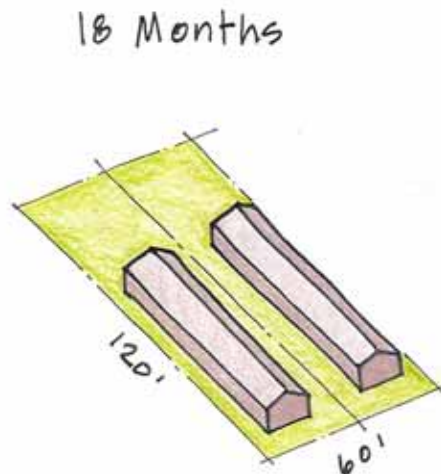
Transition Temp. to
Permanent Housing at
Herlihy Street.

FEMA HOUSING

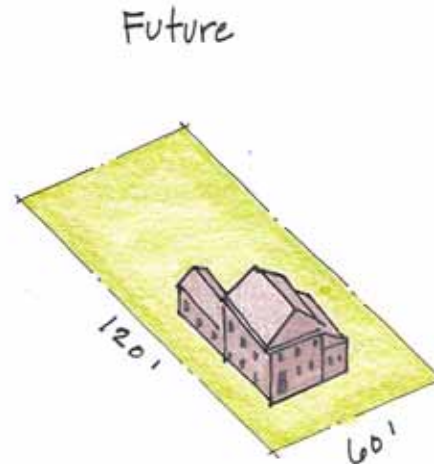
The Transition from Trailers to Houses



4 Trailers



2 Mobile Homes



1 House

WAVELAND

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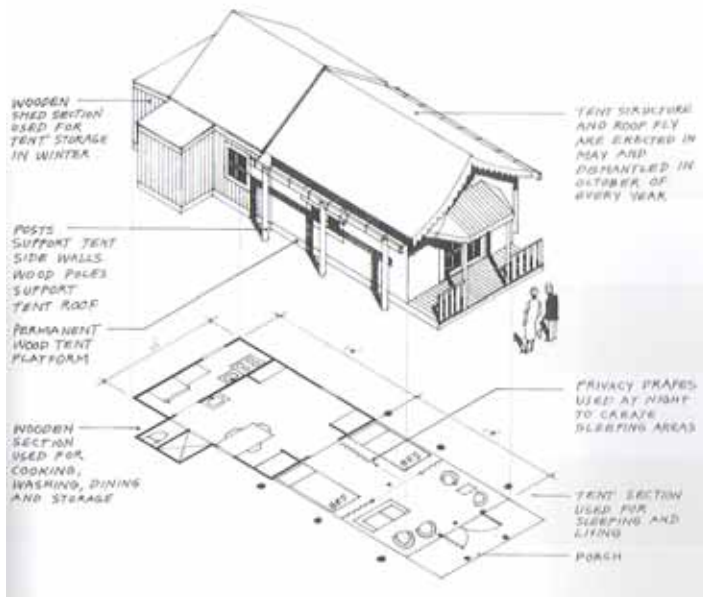
E-mail address

NARRATIVE:

Focus Areas

FEMA Emergency Housing

Transition to Permanent Housing



WAVELAND

Place or Topic

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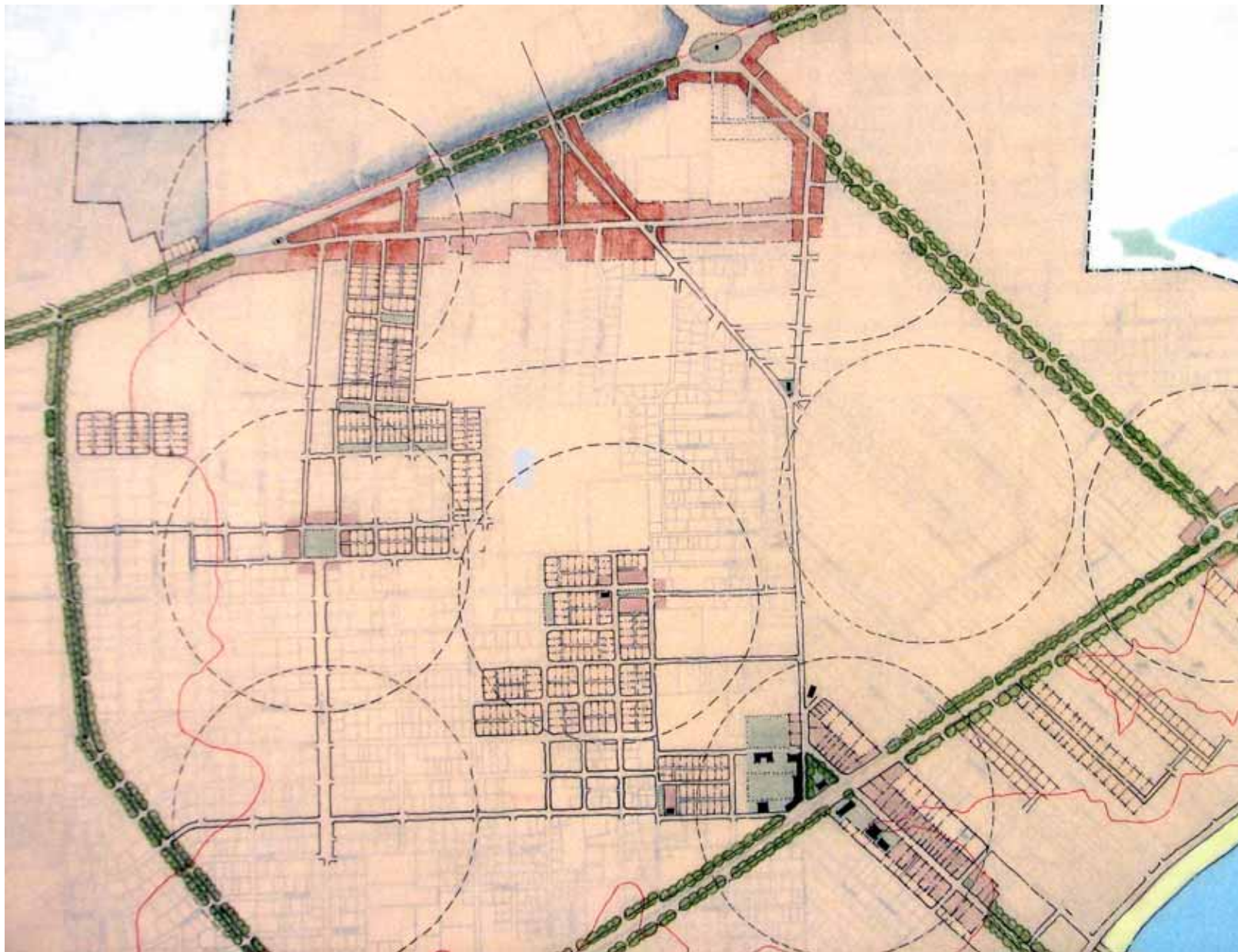
E-mail address

NARRATIVE:

Focus Areas

FEMA Emergency Housing

Make Community in Placement of Temp. Structures.



Map of Vacant Land Sites (from aerial photo).

- Locate emergency housing communities on vacant land so they don't displace any existing houses.
- Locate infrastructure for maximum use by future permanent housing.

WAVELAND

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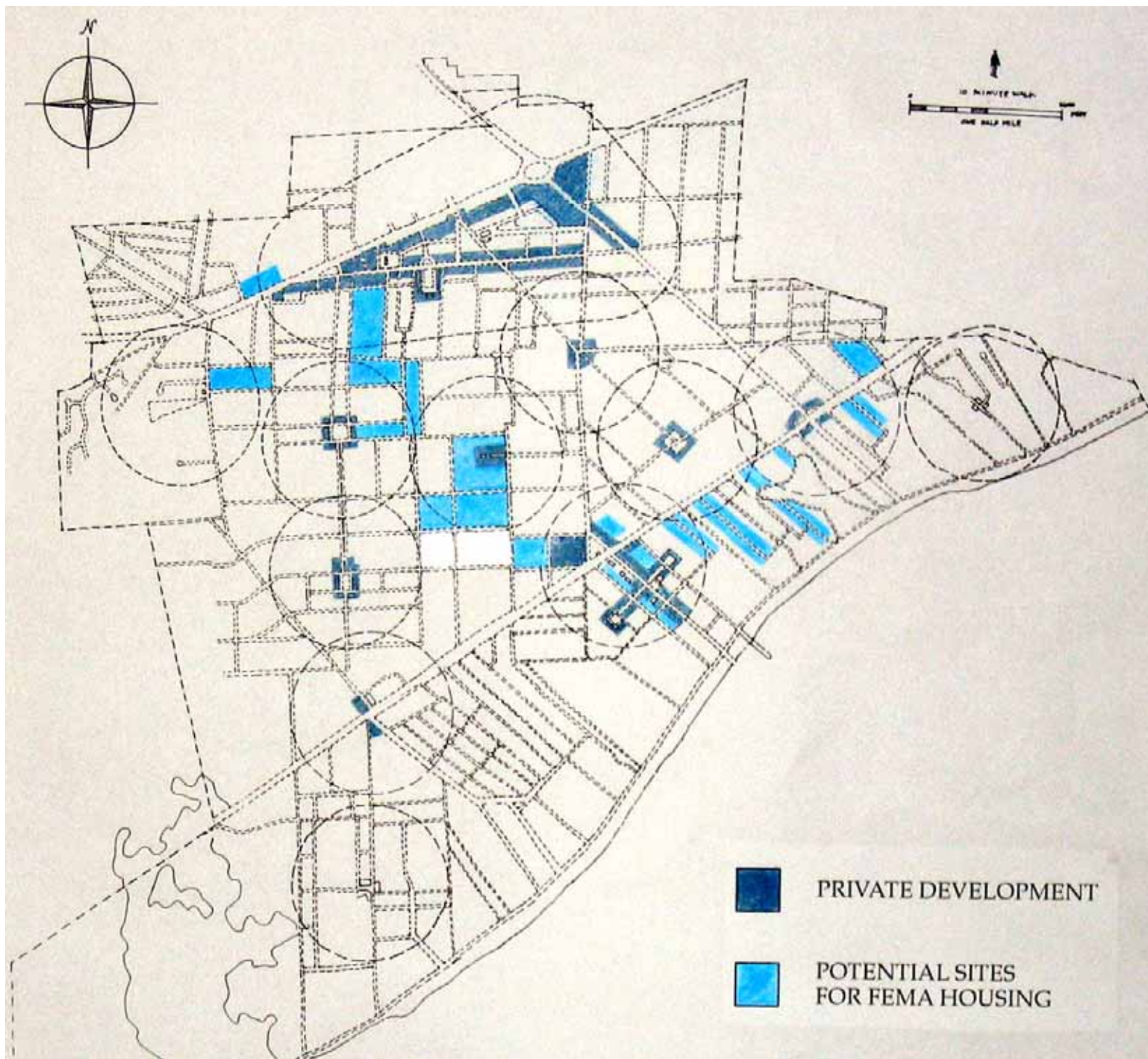
E-mail address

NARRATIVE:

Focus Areas

FEMA Emergency Housing

**Locate Sites for Least
Displacement and Max.
Creation of Future
Neighborhoods.**



Key Building Sites

WAVELAND

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

Neighborhood Structure

Drawing Title

10/31/05

Date

Robert Orr

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NARRATIVE:

Focus Areas

Development

Key Sites for New Development, Based on Aerial Photography and Neighborhood Making.

PROPOSAL: TYPICAL NEIGHBORHOOD CENTER



Vision

Capitalize on diversity of Waveland's unique neighborhoods.

Elements

Locate Centers at significant intersections, or community structures or parks.

Consider 5-minute walk as diameter encompassed by each Center.

Code Centers so they can transition to appropriate neighborhood-oriented commercial enterprises as the market warrants.



WAVELAND

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Focus Areas

Typical Neighborhood Center Area

WAVELAND

Typical Neighborhood Center





WAVELAND

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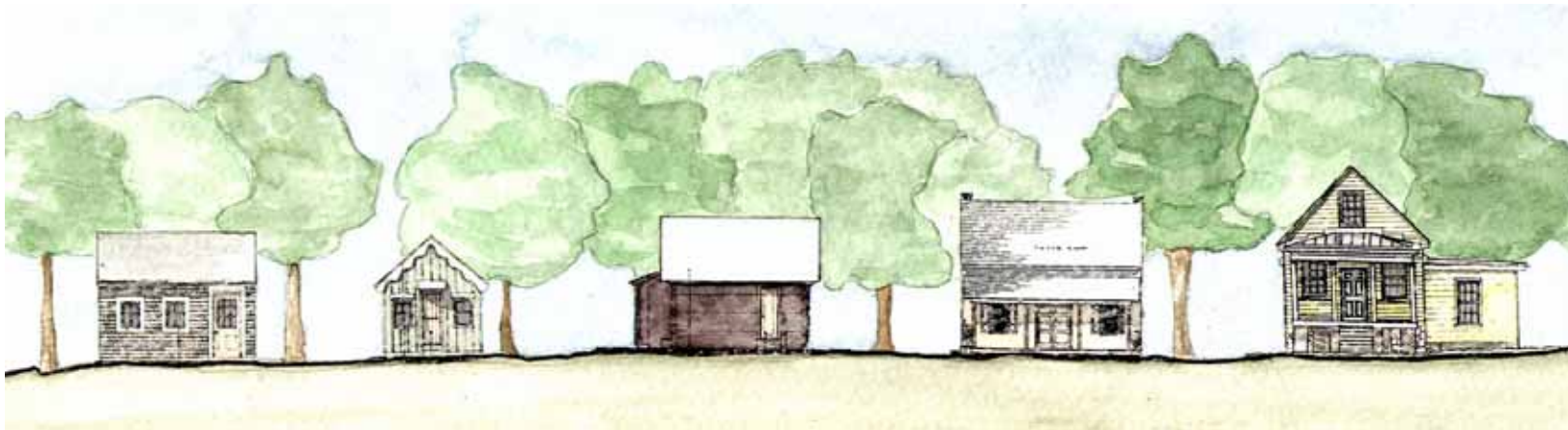
robert.orr@robertorr.com

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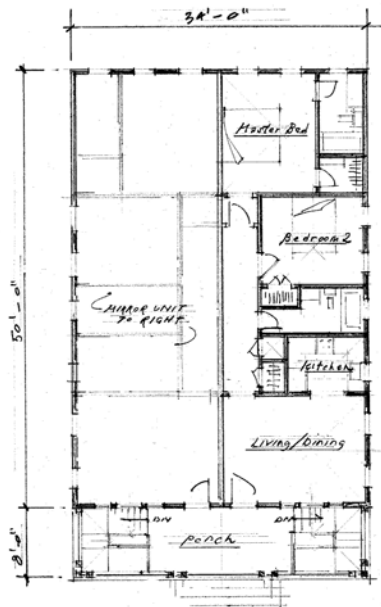
NARRATIVE:

Typical Neighborhood

Representative Selection of
Existing Buildings to
Demonstrate Waveland's
Cottage Vernacular

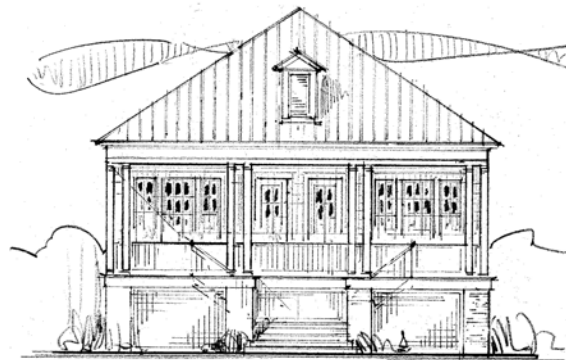


Typical Neighborhood Streetscape (Jeff Davis)

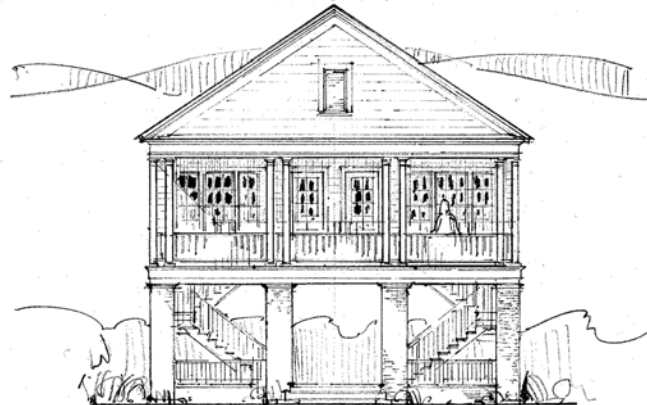


MC 2 - DUPLEX - RAISED COTTAGE - 1/8" = 1'-0"

850 sq ft incl
CUSATO



RAISED COTTAGE
1/8" = 1'-0" MARIANNE CUSATO



RAISED COTTAGE w/ LOWER TERRACE
1/8" = 1'-0" MARIANNE CUSATO

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NARRATIVE:

Typical Neighborhood

**Illustrative Plans Showing
New Houses Designed to
Reflect Waveland Cottage
Vernacular.**

WAVELAND

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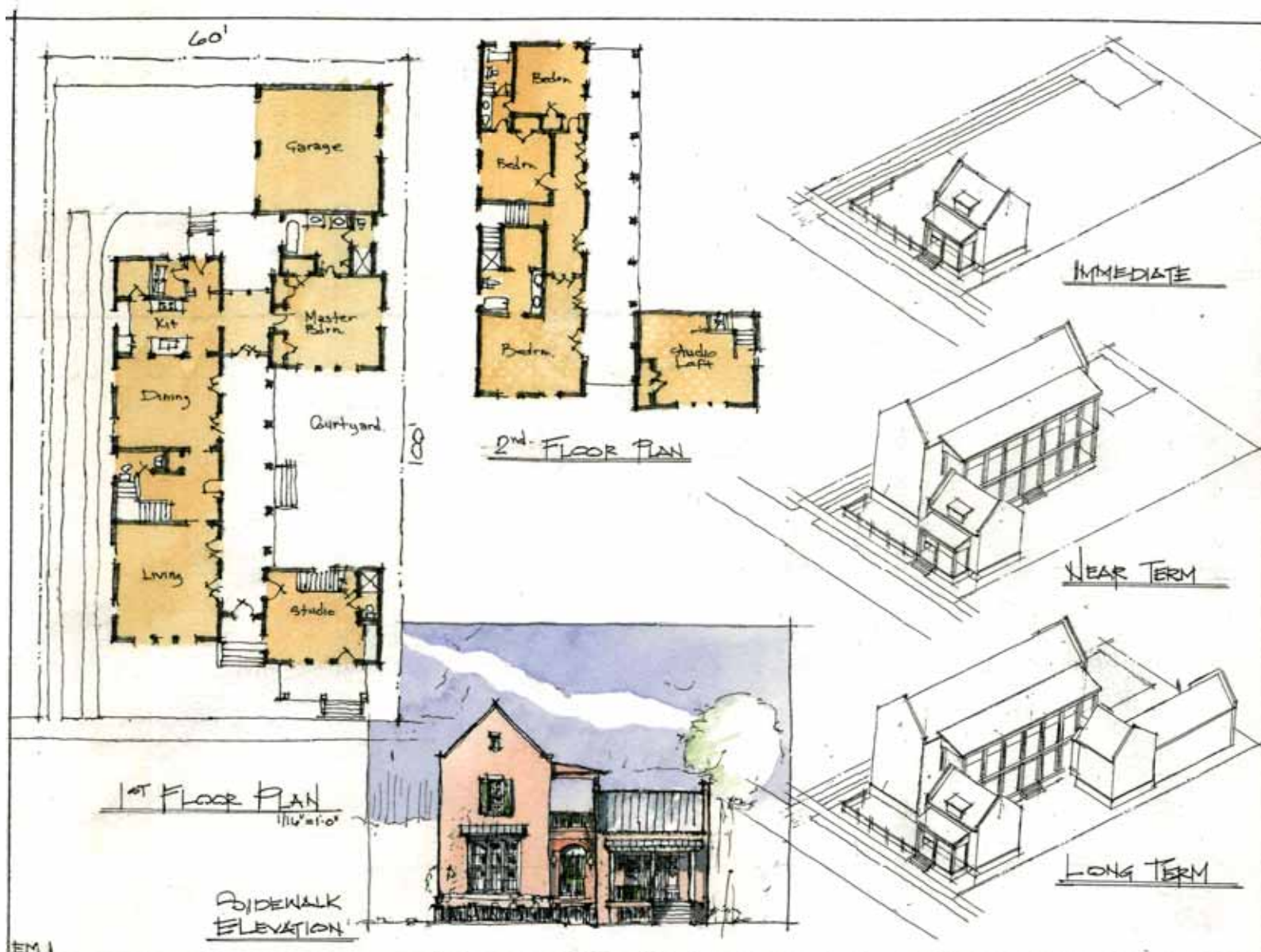
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NARRATIVE:

Typical Neighborhood

Illustrative Plan Showing Growth from Small Starter Cottage to Full Home.



Plan the starter cottage so it can grow over time to a full-size house in ways that make a better street and community.

PROPOSAL: WAVELAND BOULEVARD (HIGHWAY 90)



Highway 90



Vision

Though it may seem unpromising, Highway 90 has the greatest potential for change, economic growth, and vital new neighborhoods.

Elements

Traffic-calm the highway into a boulevard (see Regional proposal).

Center growth toward Old Spanish Trail.

Locate community college here.

Locate mix of housing, including apartment, condo and single-family.

Locate office space here.

Make highest density area in Waveland.



WAVELAND

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NARRATIVE:

Focus Areas

**Waveland Boulevard
(Highway 90) Area**

WAVELAND

Waveland Boulevard (Highway 90)



Phase 1: Get All current businesses back on line. Begin infill on vacant land where appropriate.

WAVELAND

Waveland Boulevard (Highway 90)



Phase 2: Through coding allowances and incentives, transition area into vibrant new mixed-use neighborhood. More than double tax base.

WAVELAND

Waveland Boulevard (Highway 90)



Phase 2: Illustrative plan showing a variety of building types, mixed uses & gradient of scale (density).

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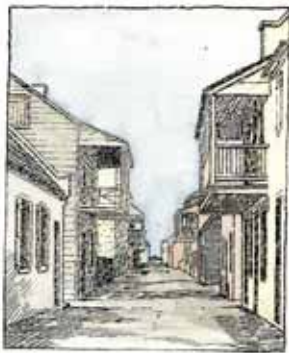
Waveland Avenue

Street Sections

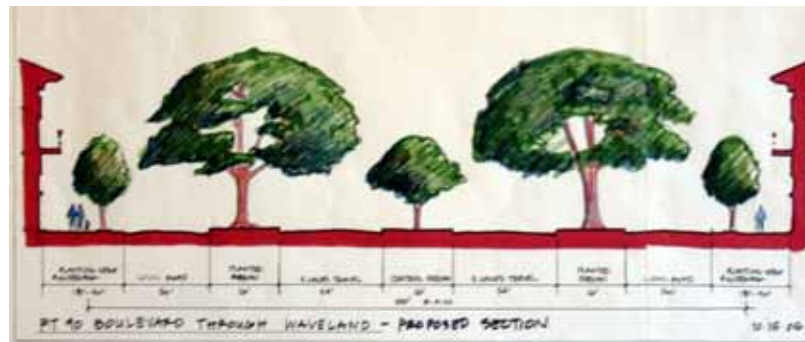
Building Types Showing
Varied Character of
Neighborhood.



Old Spanish Trail Streetscape



Street View



Street Section Highway 90



Street View

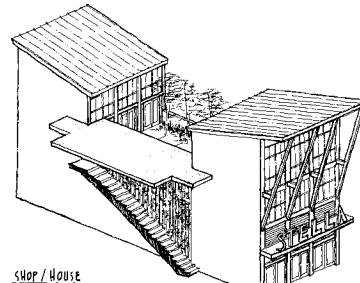


SHOP / HOUSE

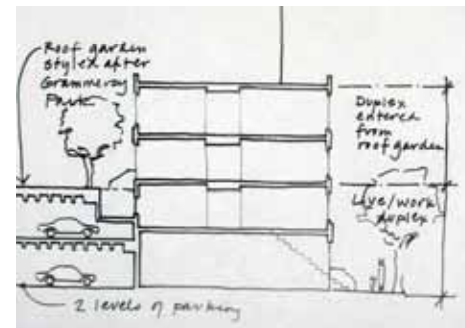
1/8" = 1'-0"
ALLISON ANDERSON - 2



Pizzeria Retail - Highway 90 - Suite B3



SHOP / HOUSE
1/8" = 1'-0"
ALLISON ANDERSON - 2



Roof garden styled after Gramercy Park
Duplex entrance from roof garden
Live/work duplex
2 levels of parking



Waveland's streets are typically narrow, rural & very walkable in character, with no curbs or sidewalks, as 11' wide two-way Waveland Avenue demonstrates (left).

Maintain this walkable character.
Beach town.

Encourage vegetation and trees to enclose & shade streets (see bottom photo).

Maintain low levels of nighttime street lighting. Minimize light pollution and enhance dark skies.



In commercial areas, allow parking lots only where absolutely required, and then only behind buildings, interiors of lots. Minimal gaps on street frontage (max. 28'), especially at corners. Park both sides of streets.

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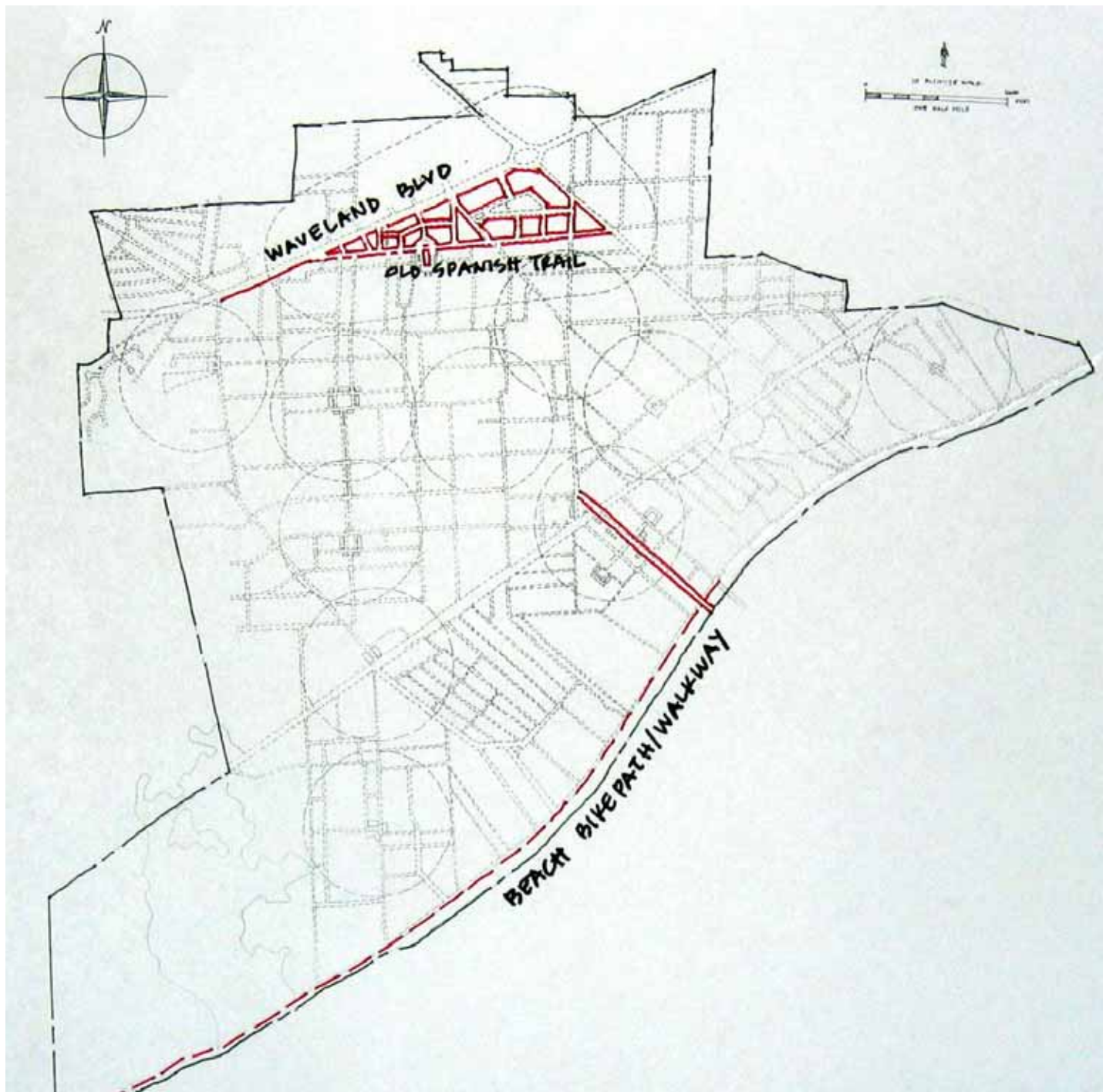
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NARRATIVE:

Roadways and Sidewalks



Limit all sidewalks in Waveland to areas shown.

WAVELAND

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NARRATIVE:

Sidewalks

**Limit Sidewalks to Areas
Shown**

**Keep Beach Town
Character**

Implementation - Recommended Strategic Actions

DESIGN

In all new work, maintain and enforce image of a well used, family-oriented, friendly, diverse and inclusive, beach town. Waveland is an informal “bare feet” kind of place where kids and dogs are as comfortable in the streets as they are in back yards. Keep it low key, not cute or “Disney’d up.”

Require development to take the form of interconnected neighborhoods with central public spaces, mixed housing, and neighborhood services within easy walking distance of residents.

Concentrate commercial development in a new mixed use neighborhood center along Highway 90, with expansion toward Old Spanish Trail. This neighborhood is designed to include local and national retail, restaurants, apartments, live-works, condos, single family houses, and the community college. Attract Stennis Center personnel and related support and research businesses.

Be sensitive to unique character of Waveland’s diverse neighborhoods.

Provide range of housing types to increase affordability, family orientation, beach going, aging-in-place (retirement housing), and youth culture. Get all Waveland’s diverse schools back up and running.



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NARRATIVE:

Implementation

Design

Implementation - Recommended Strategic Actions

POLICY

Define town plan with overlay codes to incentivise new mixed-use development in specified areas.

Tourism. Bring back warm and casual character of beach town. Create arts district as draw for region. Unique artistic heritage.

IHS (Institute of Higher Learning). Create links to area tech employees, computer training/mapping, satellite imagery. Incubator office/business/ laboratory space.

Capitalize on Waveland's many festivals, events, parades, etc. Senior Olympic sponsorship. Mardi Gras Museum. Costume design and construction.

Provide range of housing types to increase affordability, family orientation, beach going, aging-in-place (retirement housing), and youth culture. Get schools back up and running.

Increase attraction to families and year round residents, as well as vacation market.



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NARRATIVE:

Implementation

Policy

Implementation - Recommended Strategic Actions

MANAGEMENT

Enlist services of non-stake holding facilitator to manage dialogue and steer consensus between public, private and institutional sectors on the many sensitive issues involved with moving forward.

Initiate dialogue with residents regarding relocation options and opportunities. Engage consensus on how to proceed with V-Zones, stilt houses or open space.

Adopt codes and policies controlling low density, auto-oriented development along Highway 90 so that creates neighborhoods. Such codes will form best leverage in negotiating for higher quality planning and design with national chains.

FUNDING

Mississippi Recovery Fund
Mississippi Emergency Management Agency
FEMA
Mississippi Development Authority
National Trust and the AIA offer small relief programs.

Use Funding to leverage private investment. Waveland's long-term prospects (especially in the area of private investment) will be improved if you have a physical plan you can use as a goal and a marketing tool, and a phased time schedule for implementing it. Use funding for recovery and to get plan in place.



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NARRATIVE:

Implementation

Management

1820

In just 30 years, Chicago transformed from a tiny frontier trading post to a city of hundreds of neighborhoods. Change can happen quickly and for the better when people have a shared vision.



1850

MISSISSIPPI RENEWAL FORUM

GOVERNOR'S COMMISSION
RECOVERY, REBUILDING, RENEWAL

CNU CONGRESS FOR THE
New Urbanism

