

CADDIE POINT + BAYOU

Omari Davis
Allison Lassiter
Sophie Martin
Kathleen Ziegenfuss

Goals + Objectives

The foundation for our work in the Caddie Point area of East Biloxi (the northeast corner) and the adjacent bayou were the ideas presented in the Goody Clancy & Living Cities plan for East Biloxi in 2006. Our primary goal was to flesh out some of the ideas that were presented for the area loosely referred to as a “waterfront mixed-use area.” Five main objectives defined how we approached the site:

1. Provide for densification and the large footprints of casinos in an exciting way that celebrates what they bring to the Biloxi identity and regional economic base without compromising the neighborhood fabric
2. Demonstrate how to restore the bayou and cross the water in a way that allows the natural system to function at full capacity during storm surges and other natural events
3. Provide needed housing for the workers in East Biloxi, as well as for returning residents and people who may be moving to the area because of the casinos’ draw
4. Provide a continuous public easement along the water’s edge; 20’ minimum regulation was adopted
5. Create open space that can:
 - a. mitigate the stormwater runoff generated by the casinos without burdening city resources;
 - b. provide recreation through an ecologically-designed casino-owned and operated driving range and pitch and putt golf course; and
 - c. restore the ecological functioning of the adjacent bayou system

CADDIE POINT + BAYOU

Omari Davis
Allison Lassiter
Sophie Martin
Kathleen Ziegenfuss

Guiding Principles

In developing our plan, we relied on several guiding principles to establish a program of uses that reflected the past efforts done by the City and others in response to Hurricane Katrina in 2005. The following are the key elements guided our initial and revised plans.

1. **Build upon existing resources**, respecting the existing homes and occupied structures. Plan for a neighborhood that relates to and enhances what currently exists in East Biloxi.
2. Recognize that Biloxi is an **attractive site for casino development**
 - a. Plan for that development so that it happens in a way that suits East Biloxi while remaining attractive to the development industry
3. Provide a framework that encourages a **district for the gaming industry**
 - a. Concentrating the casino district on the eastern point of Biloxi allows a walkable casino area of high intensity, without disturbing the local neighborhoods
 - b. Focus energy on a central, shared boulevard that celebrates the gaming industry and the water's edge
 - c. A critical mass of casinos and related entertainment creates a “‘there’ there”
4. Encourage **development that respects the ecosystem** in which it sits
 - a. Develop in a way that includes environmentally appropriate stormwater runoff mitigation
 - b. Use the ecosystem, in a restored state, as an amenity for the community to enjoy
 - c. Restore Cadet Bayou
5. Provide **public access to the waterfront**
 - a. Encourage casino developers to take advantage of their prime waterfront location and build an active frontage
 - b. Allow for continuous public access (and amenities) for pedestrians and bikers along the waterfront; connect with the city-wide path system
 - c. Concentrate activities at nodes along the waterfront
6. Encourage **multi-purpose/shared street design** principles for Casino Boulevard
 - a. Design Casino Boulevard to be used by cars, pedestrians, and bikes
 - b. Dedicate a right-of-way for the future implementation of a street trolley/trolley bus
7. **Capitalize on the lush environment** of East Biloxi
 - a. Utilize green building concepts where appropriate
 - b. Develop a green golf course (herbicide + pesticide free) that provides amenity to both the stormwater system and the casino + tourism industries

CADDIE POINT + BAYOU

Omari Davis
Allison Lassiter
Sophie Martin
Kathleen Ziegenfuss

Implementation Strategies

We have prepared a general phasing plan to guide the implementation of the plan and program we have proposed. Development phasing is clustered to mitigate the noise and disruptive conditions created by construction, as well as to provide a meaningful context of neighborhood at each interval.

PHASE ONE: Setting the framework

The first phase includes substantial effort by the City working with casino developers to develop a parking structure, Casino Boulevard (a raised roadway) and the bridge over Caddie Bayou. Additionally, restoration of the bayou should be undertaken at this point. Focusing on residential infill along Oak Street, including a grocery store at the corner of Oak Street and Casino Boulevard, are also seen as top priorities.

PHASE TWO: Creating a Casino District

After the infrastructure has been established, the next phase of development focuses on building casinos and residential structures to support those developments. Public plazas, promenades, and the beach near the marina are all included in this phase to provide amenities for the growing residential population in the area and create a draw for tourists. In conjunction with the casino development, the golf course and driving range should be developed to capitalize on attractions and provide the needed stormwater mitigation from the casino developments.

PHASE THREE: Completing the picture

To complete the district, additional infill residential structures and the remaining casino properties should be developed. The completion of these properties will tie together the district with the existing residential community and the proposed changes west of this area.

Tools to implement the various strategies include:

- Utilization of community benefits agreements. The casinos have the ability to give back to the community of East Biloxi, and the City has the responsibility to ensure that it reaches agreements with casino developers that protect the existing community and provide amenities that benefit both current residents and new patrons. One example of this type of agreement is the creation of continuous public waterfront access. The City should require developers of waterfront property to construct and maintain a pedestrian path in the designated right-of-way, which will complement their development project and serve the public.
- Adoption of inclusionary housing agreement in zoning by-laws, This regulation would require that all new residential buildings over a set threshold of number of units (for example, every development with more than eight units) has to include a set percentage of units as affordable (determined as 80% of the median area household income). This ensures that despite the increased development activity and raised land prices, East Biloxi will remain an affordable place to live for existing residents and employees of new businesses, gaming and otherwise.
- Employ green building techniques whenever possible. This includes using local materials, local designers and construction workers, and energy-efficient materials and building design. Using green building will help Biloxi adapt to a changing environment and do its part to decrease the chances of other natural disasters occurring more frequently.