

MISSISSIPPI
RENEWAL FORUM

GOVERNOR'S COMMISSION
RECOVERY, REBUILDING, RENEWAL

CNU CONGRESS FOR THE
NEW URBANISM

Gautier

Torti Gallas and Partners, Inc.

Neal Payton

Murphy Antoine

Greg Moore

Civitech, Inc.

Tony Sease

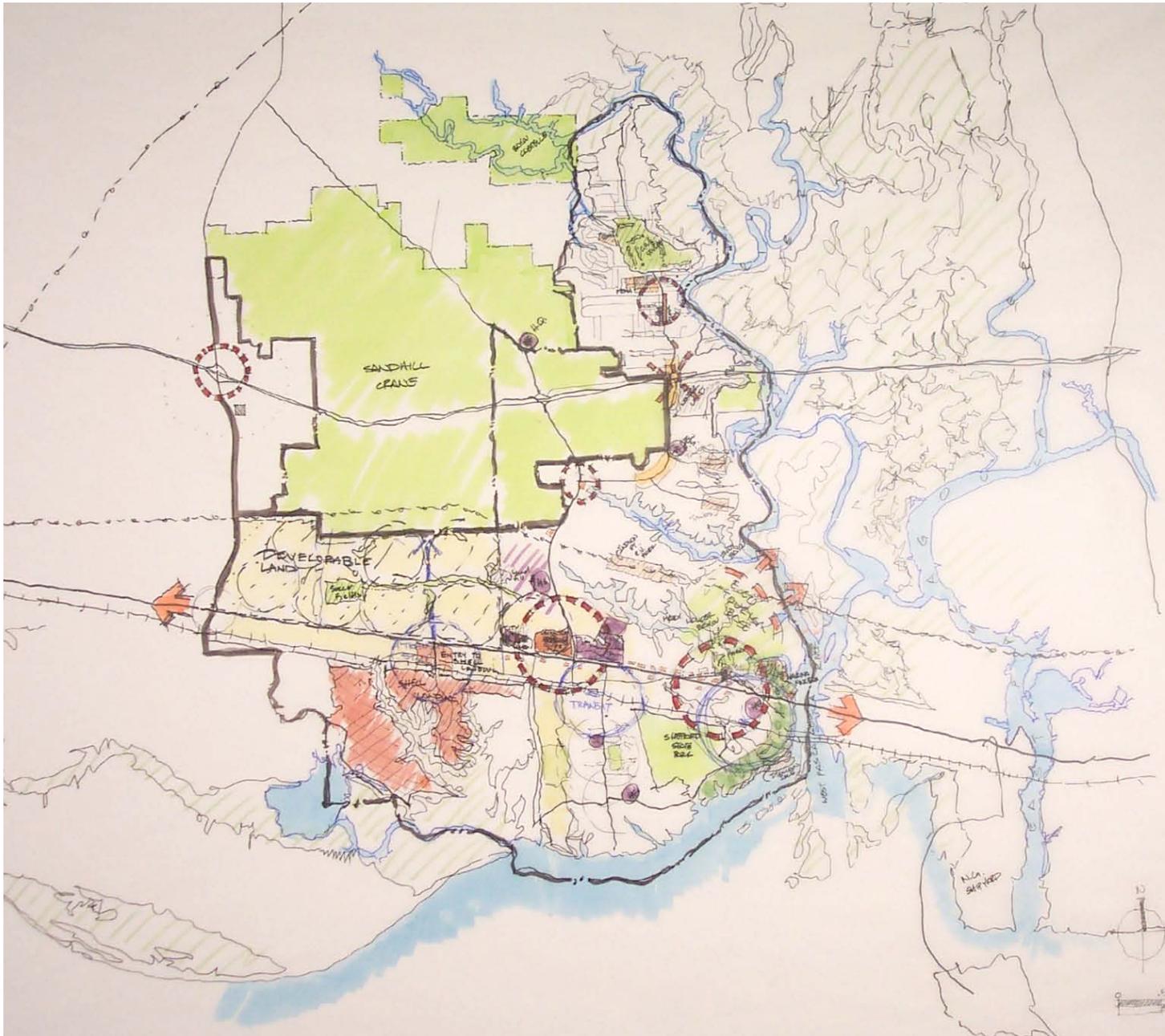
Tolar, Lebatard, Denmark, Architects, PLLC

Bruce Tolar

Jeff Elder

Greg Cantrell, Inc.

Frank Burandt



Gautier

Place or Topic

DRAWING TYPE
 Analytical
 Proposal

TIMING
 Immediate
 Medium Term
 Long Term

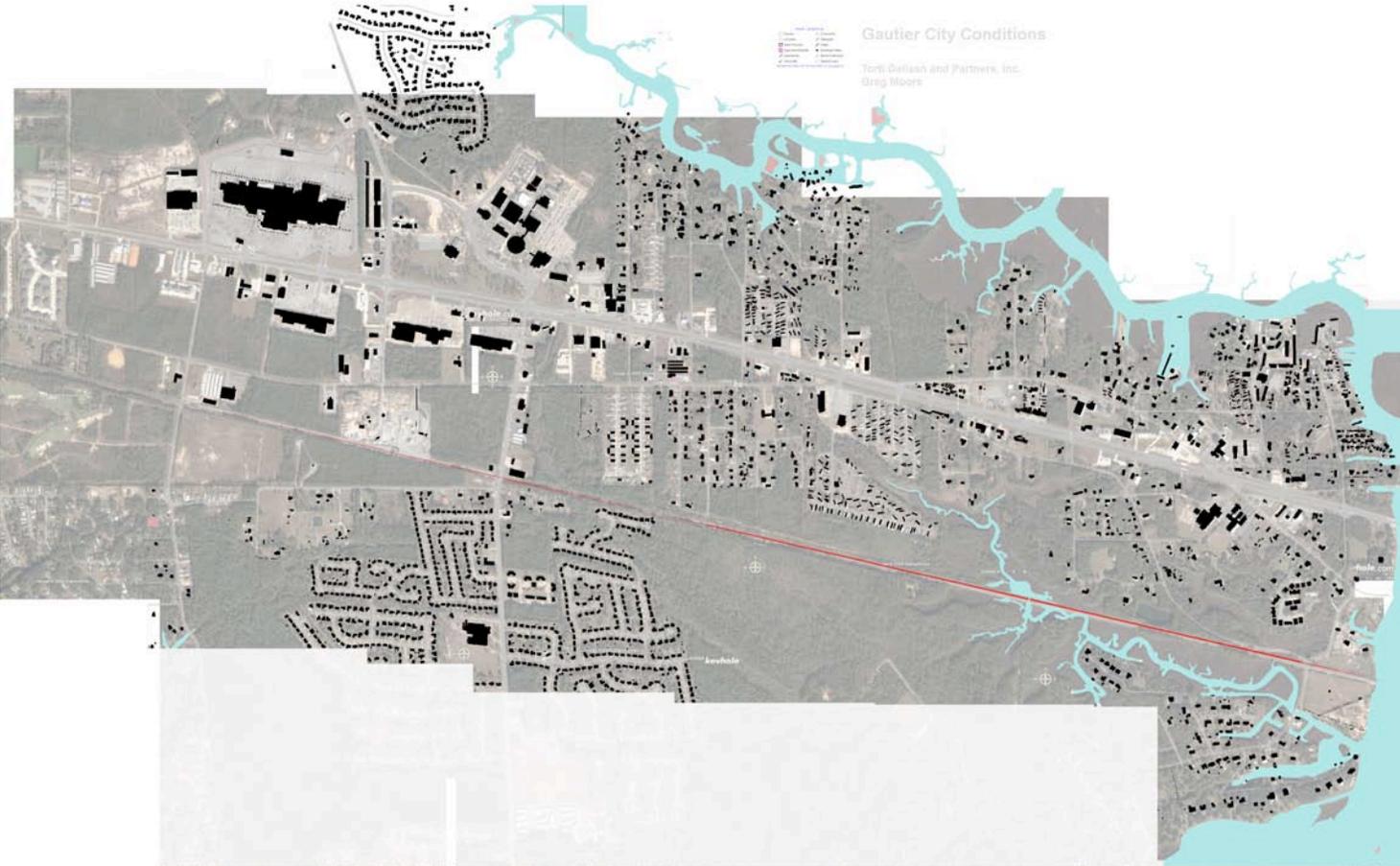
URBAN SCALE
 Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH
 Design
 Policy
 Management

Site Analysis

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

NARRATIVE:



Gautier

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

Figure Ground Analysis

Drawing Title

October 17, 2005

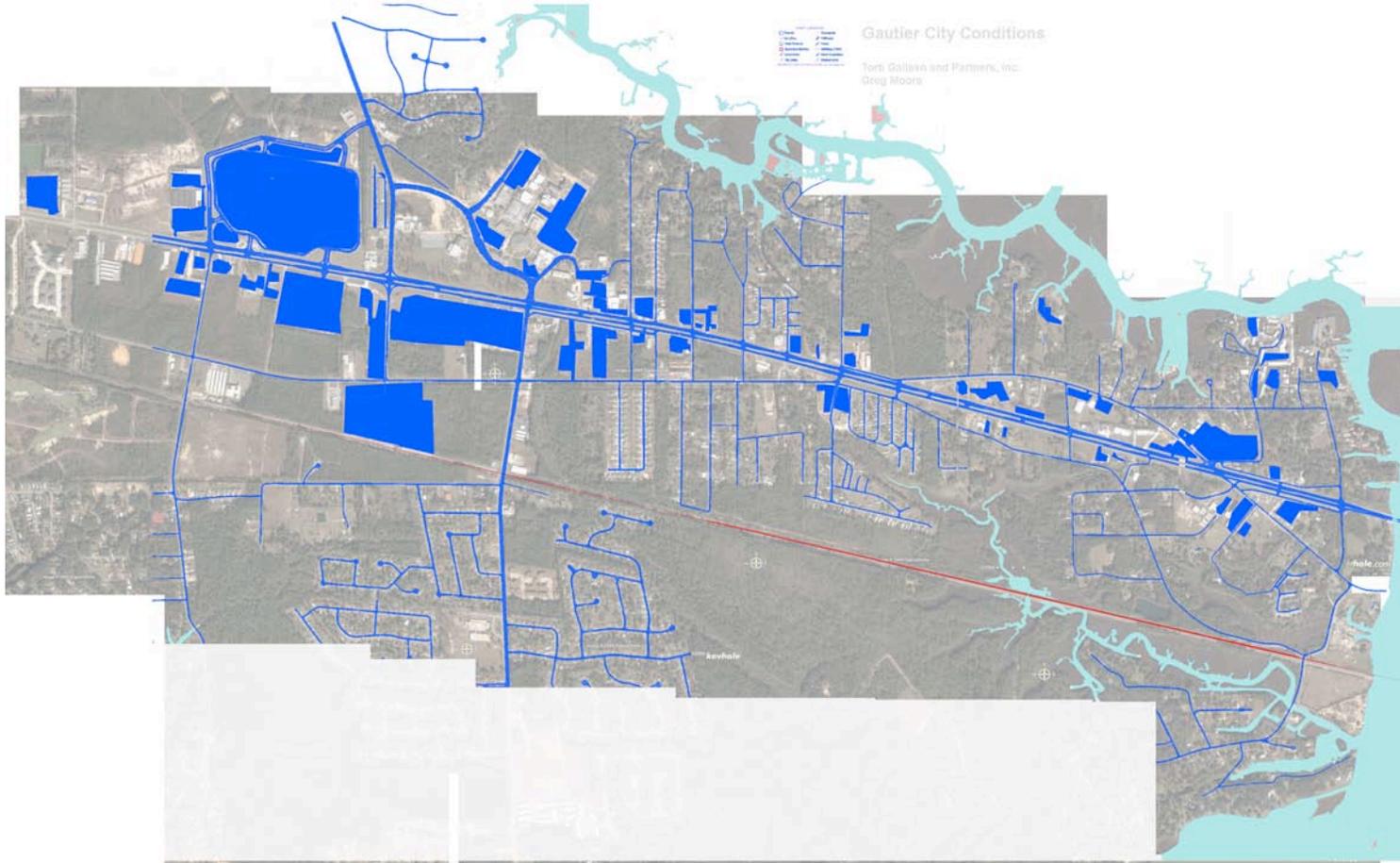
Torti Gallas and Partners

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Impervious Service Analysis

Drawing Title

October 17, 2005

Torti Gallas and Partners

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

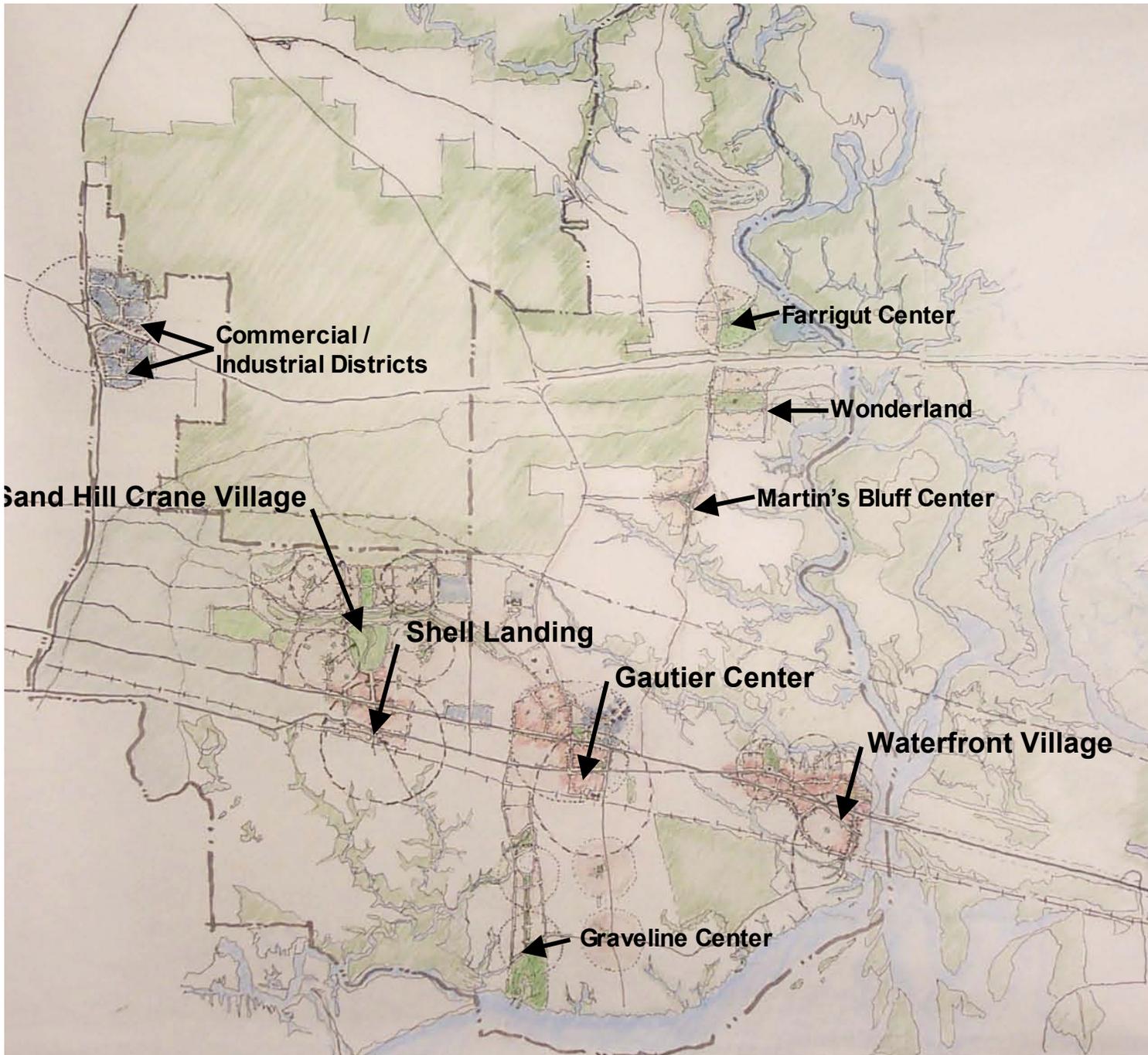
NARRATIVE:

Recommended Strategic Actions

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

Recommended Strategic Actions

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



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Neighborhood Structure

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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

Gautier Center



Gautier

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

Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

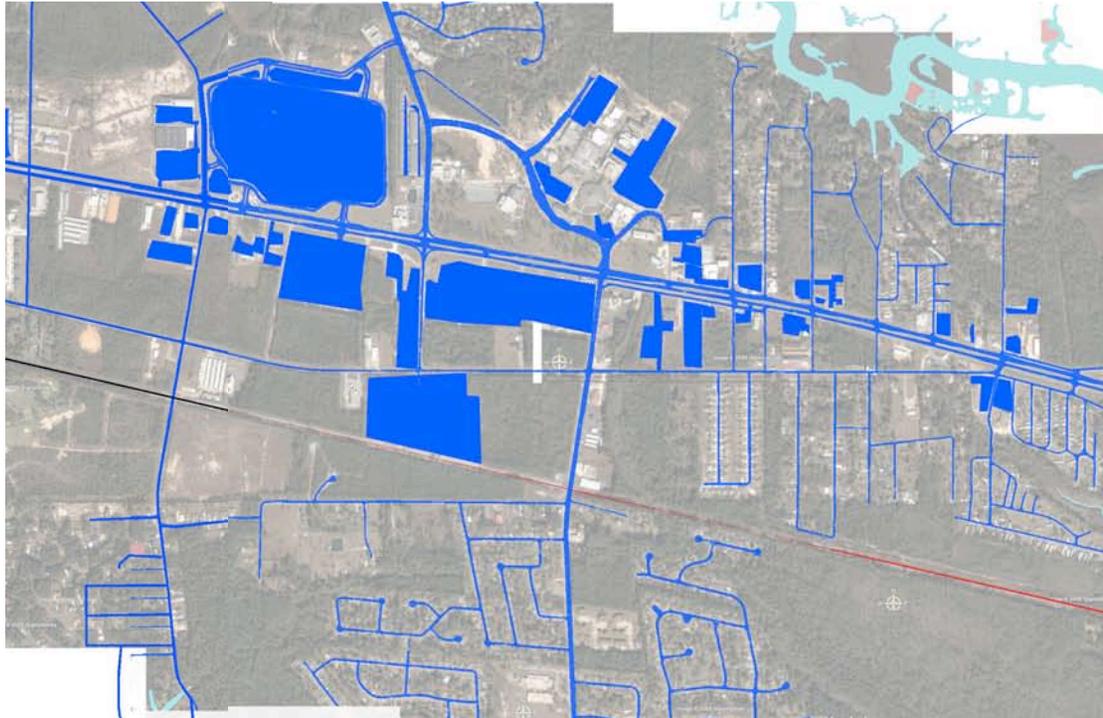
Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

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



Gautier

Place or Topic

DRAWING TYPE

- Analytical
 Proposal

TIMING

- Immediate
 Medium Term
 Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
 Policy
 Management

Impervious Surface-Center

Drawing Title

October 17, 2005

Date

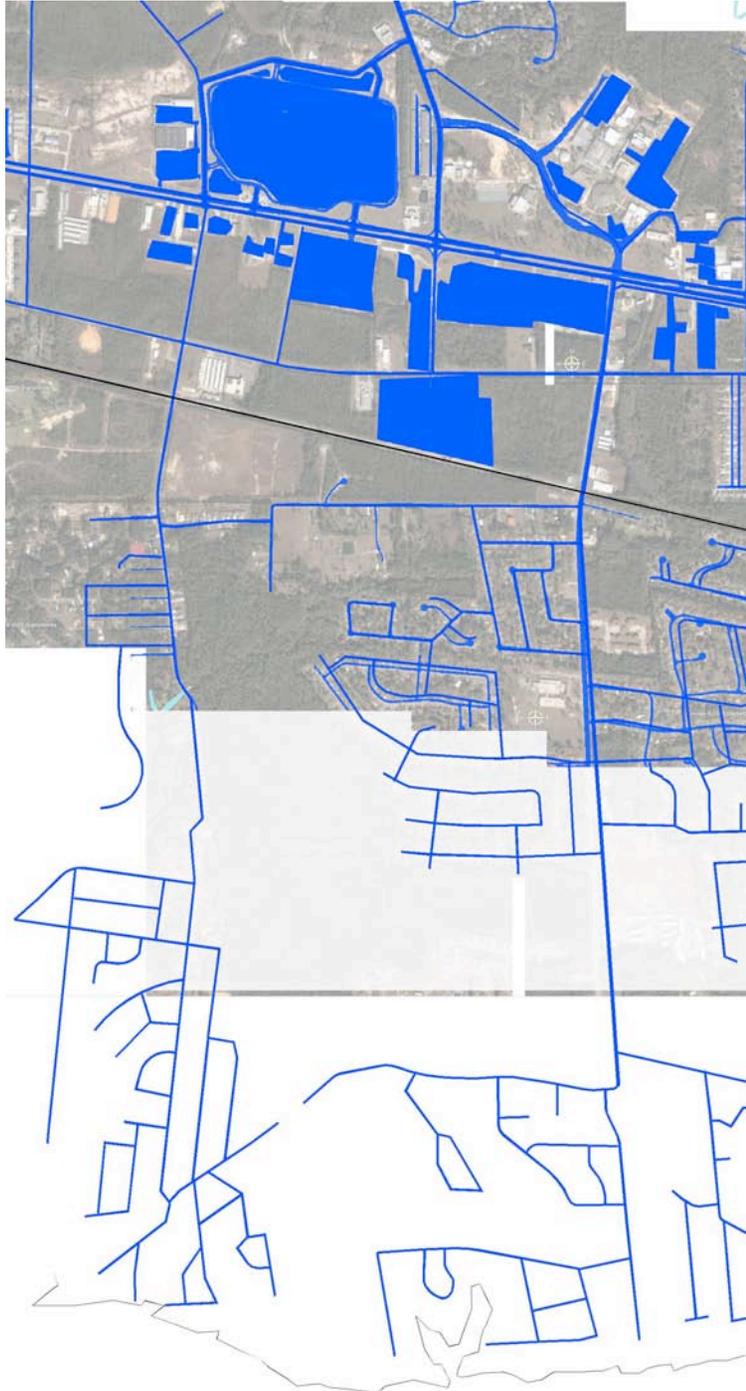
Torti Gallas and Partners

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

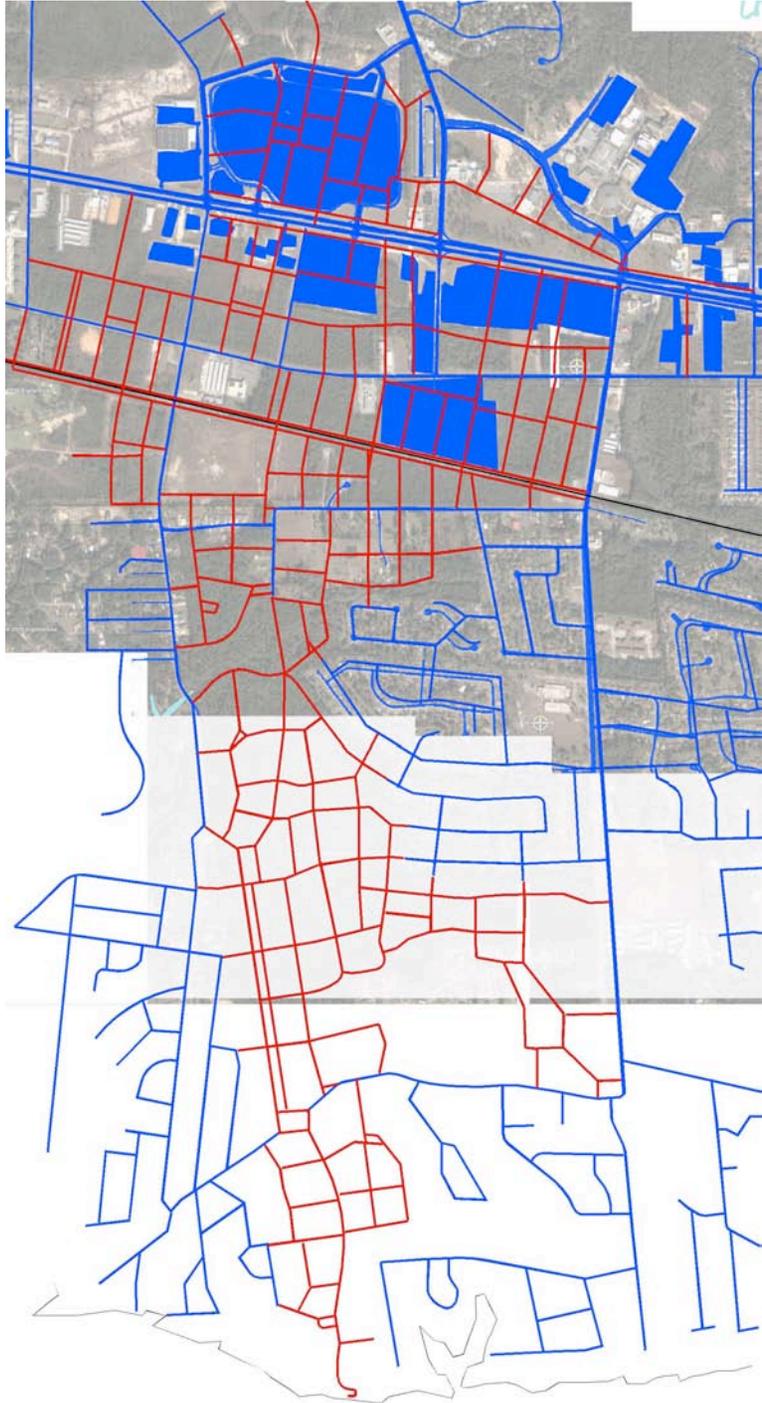
Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE
 Analytical
 Proposal

TIMING
 Immediate
 Medium Term
 Long Term

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

IMPLEMENTATION THROUGH
 Design
 Policy
 Management

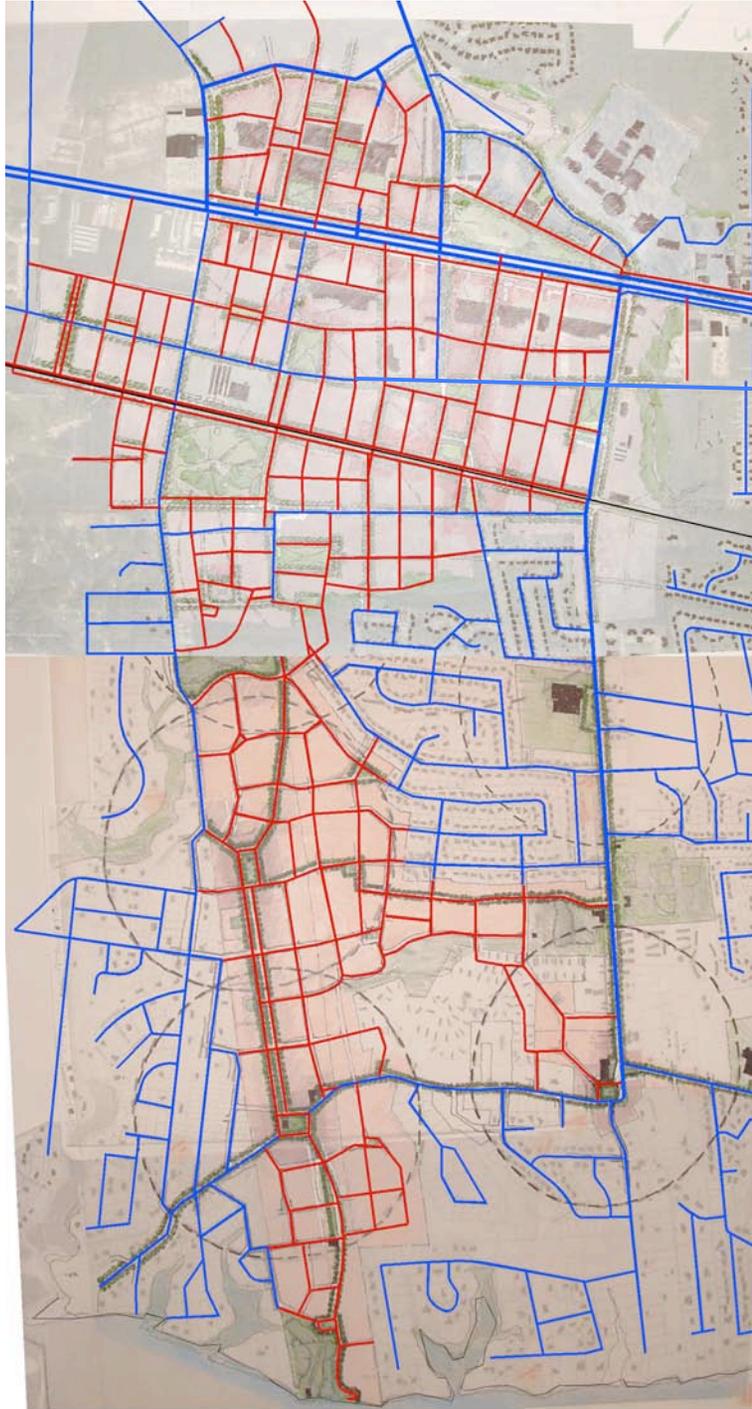
Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

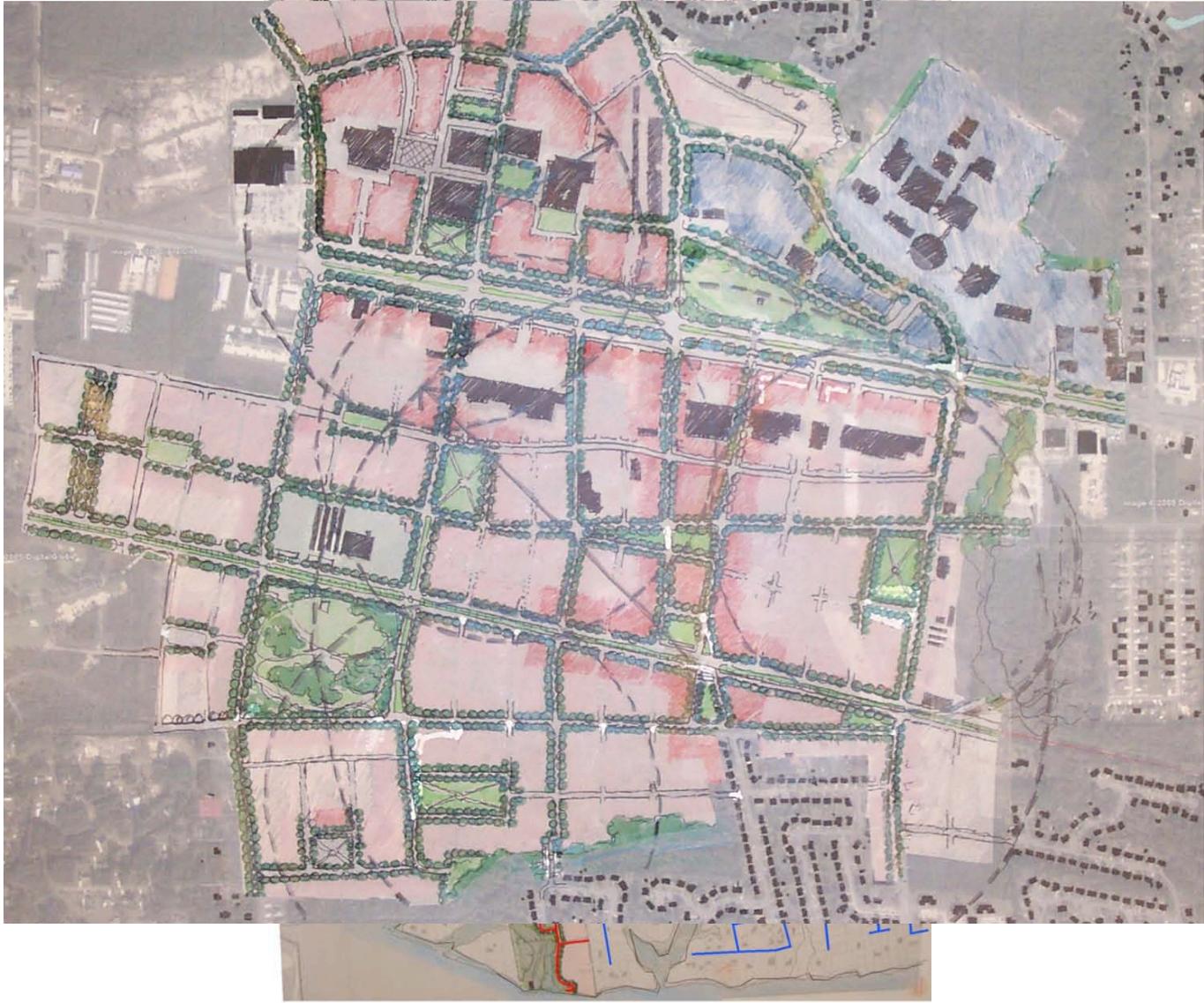
Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:

Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Plan of Gautier Center

Drawing Title

October 17, 2005

Neal Payton

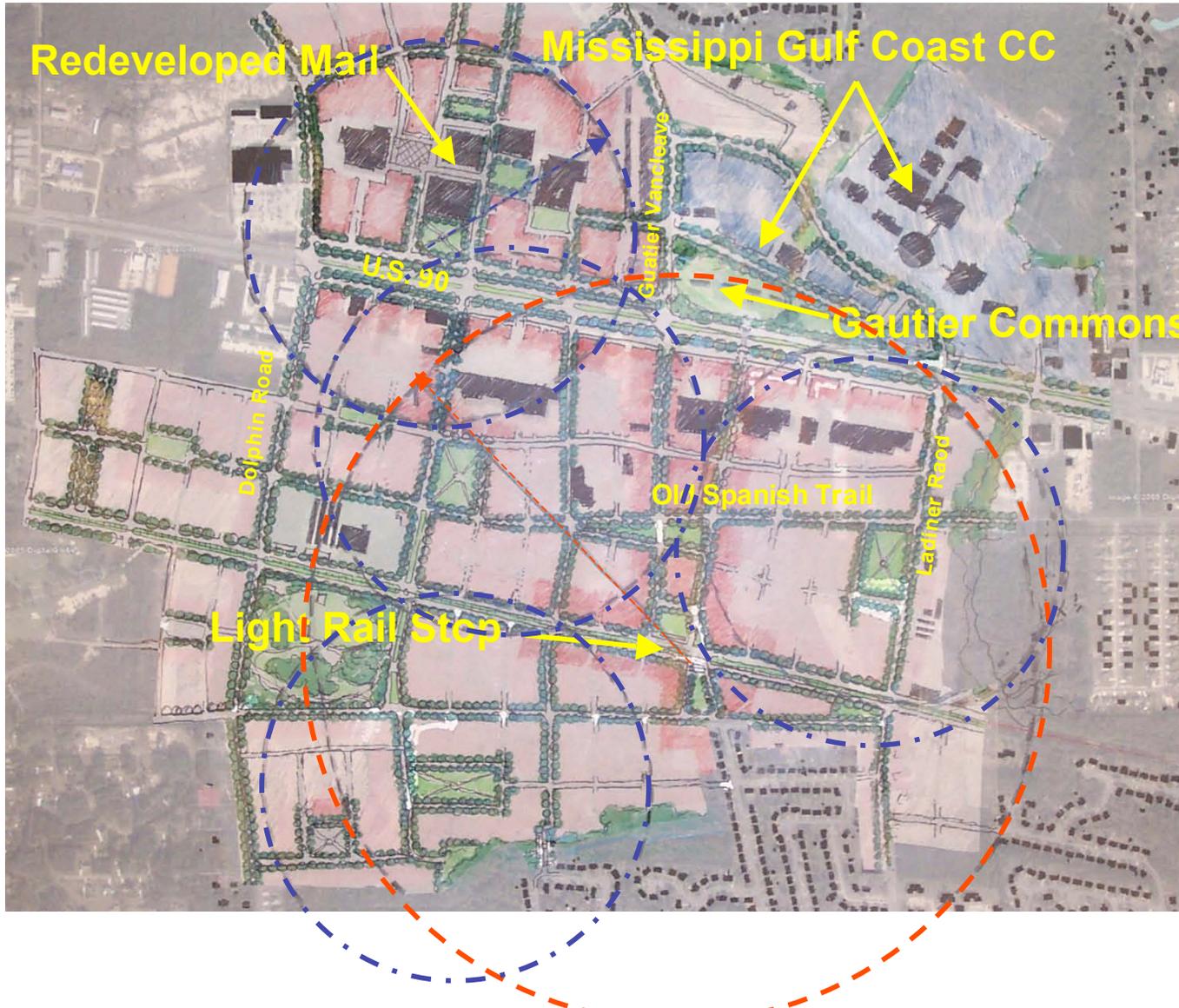
Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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





Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

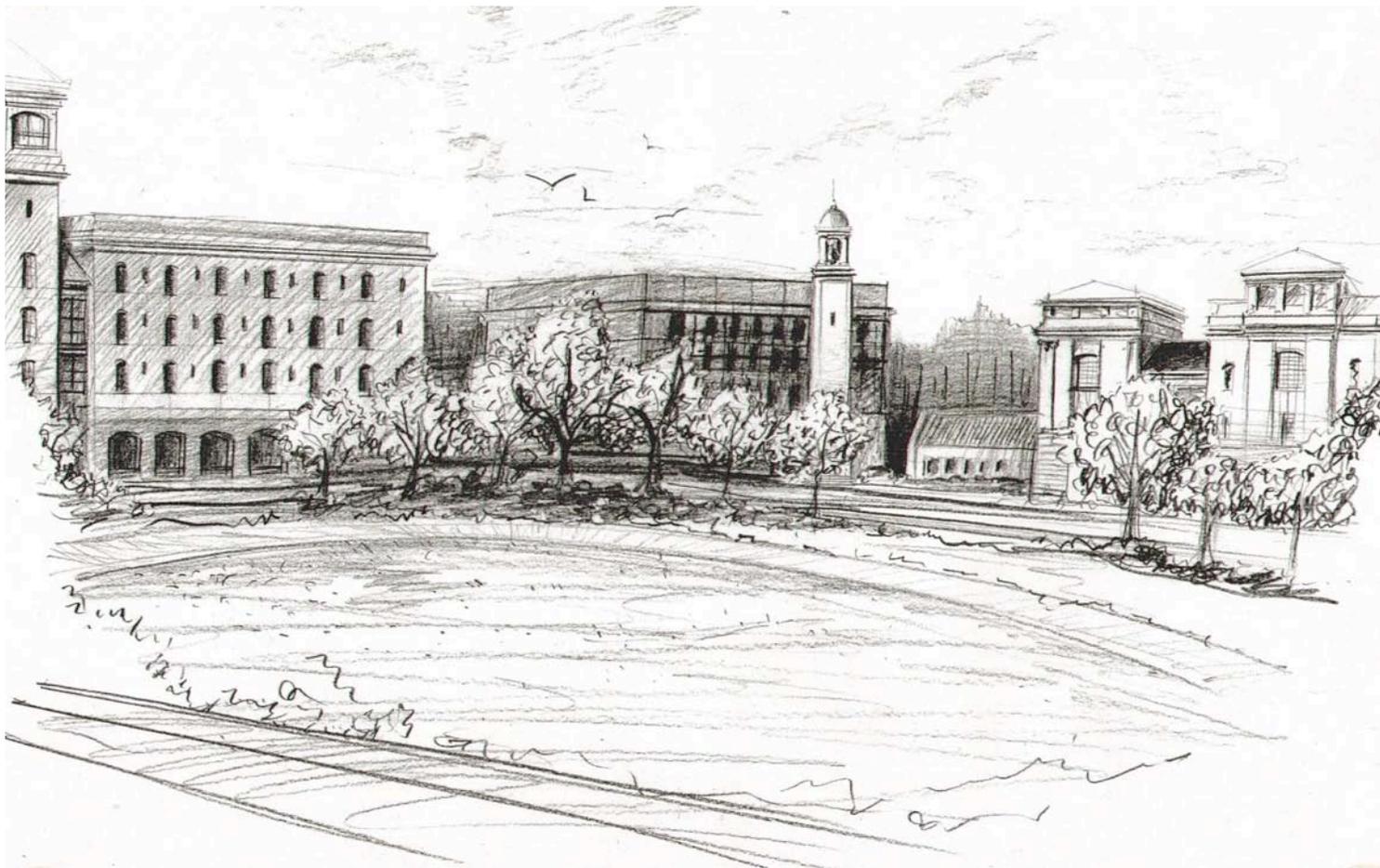
Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE
 Analytical
 Proposal

TIMING
 Immediate
 Medium Term
 Long Term

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

IMPLEMENTATION THROUGH
 Design
 Policy
 Management

View of Gautier Commons

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

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

Gautier

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

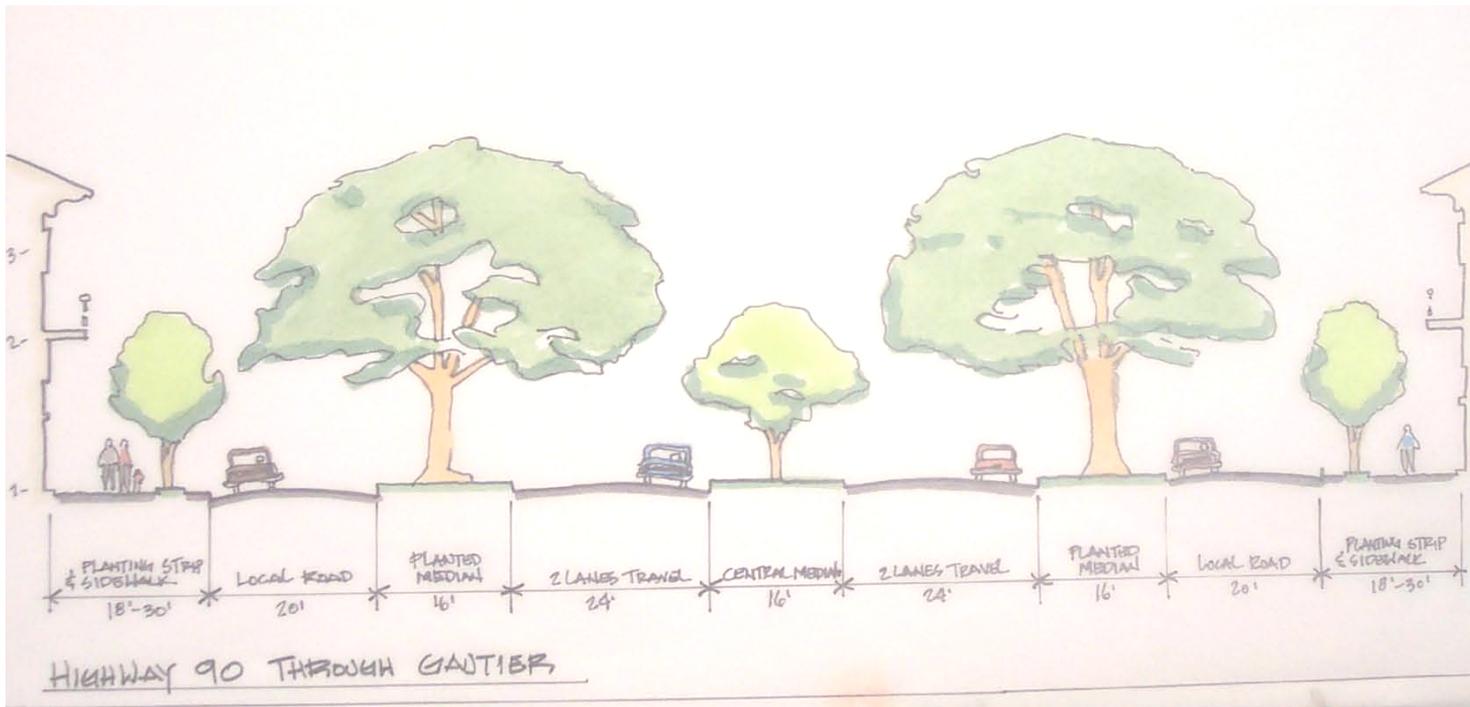
Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Waterfront Village



Gautier

Place or Topic

DRAWING TYPE

- Analytical
 Proposal

TIMING

- Immediate
 Medium Term
 Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
 Policy
 Management

Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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



Gautier

Place or Topic

DRAWING TYPE

Analytical
 Proposal

TIMING

Immediate
 Medium Term
 Long Term

URBAN SCALE

Street, Blocks, Building
 Neighborhood, District, Corridor
 Region

IMPLEMENTATION THROUGH

Design
 Policy
 Management

Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Date
Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

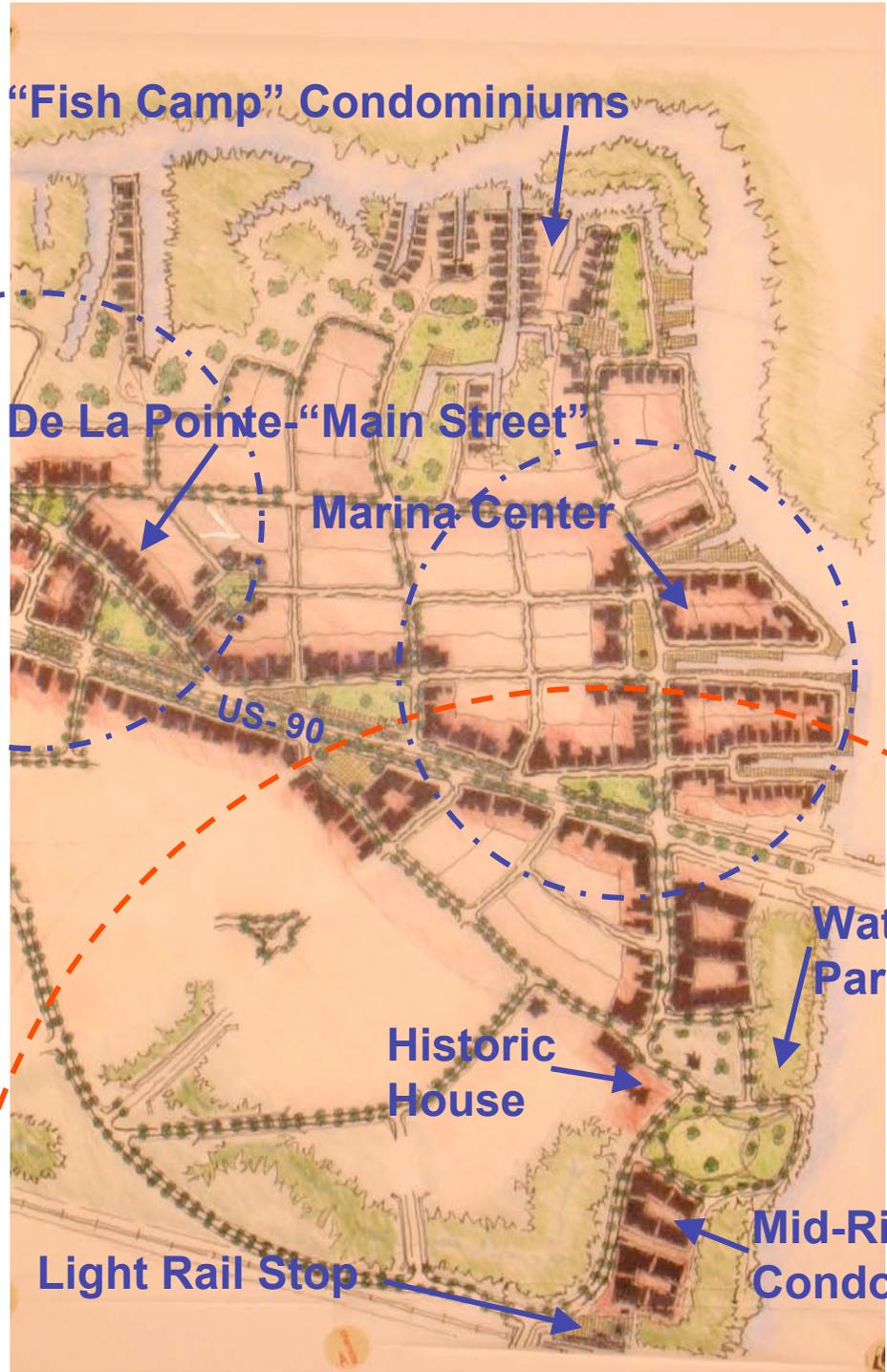
Date
Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Waterfront Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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

Gautier

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

Sketch of De La Pointe

Drawing Title

October 17, 2005

Bruce Tolar and Neal Payton

Name of Contact for Additional Information

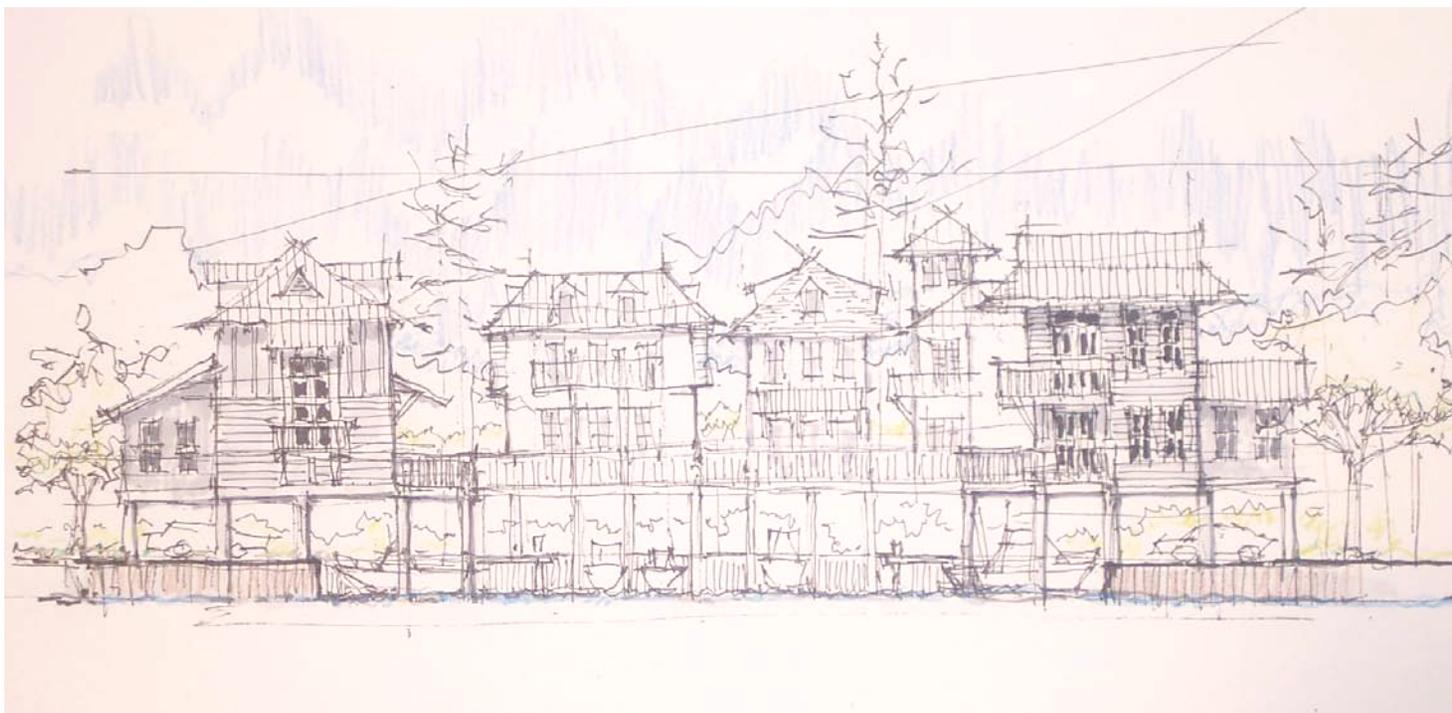
npayton@tortigallas.com

E-mail address

NARRATIVE:

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





Gautier

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

Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Bruce Tolar and Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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

Gautier

Place or Topic

DRAWING TYPE

- Analytical
 Proposal

MING

- Immediate
 Medium Term
 Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
 Policy
 Management

View of Waterfront Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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



Gautier

Place or Topic

DRAWING TYPE

- Analytical
 Proposal

TIMING

- Immediate
 Medium Term
 Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
 Policy
 Management

View of Waterfront Village

Drawing Title

October 17, 2005

Neal Payton

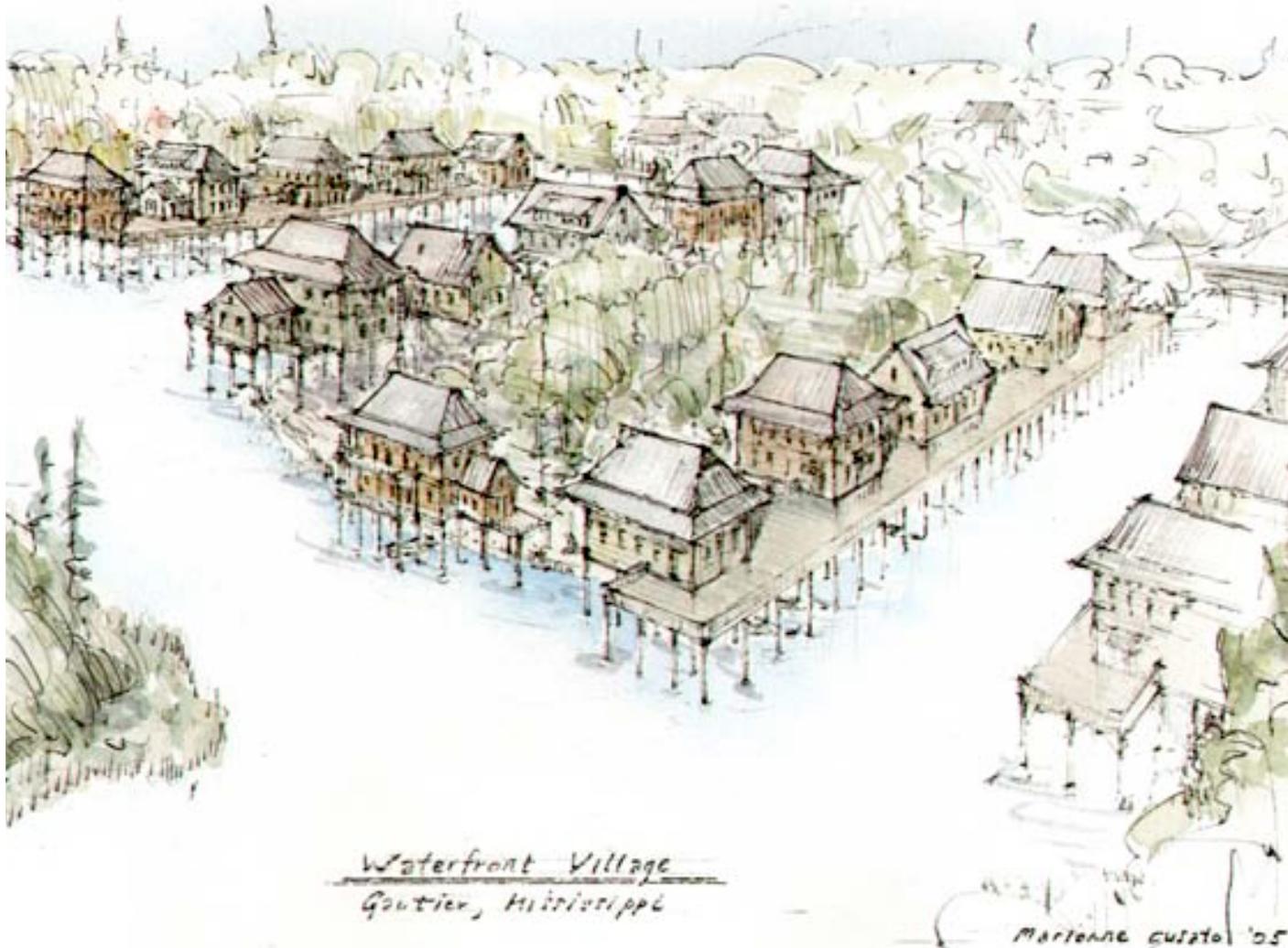
Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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



Waterfront Village
Gautier, Mississippi

MARIANNE GUSTO '05

Shell Landing



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Neal Payton

Name of Contact for Additional Information

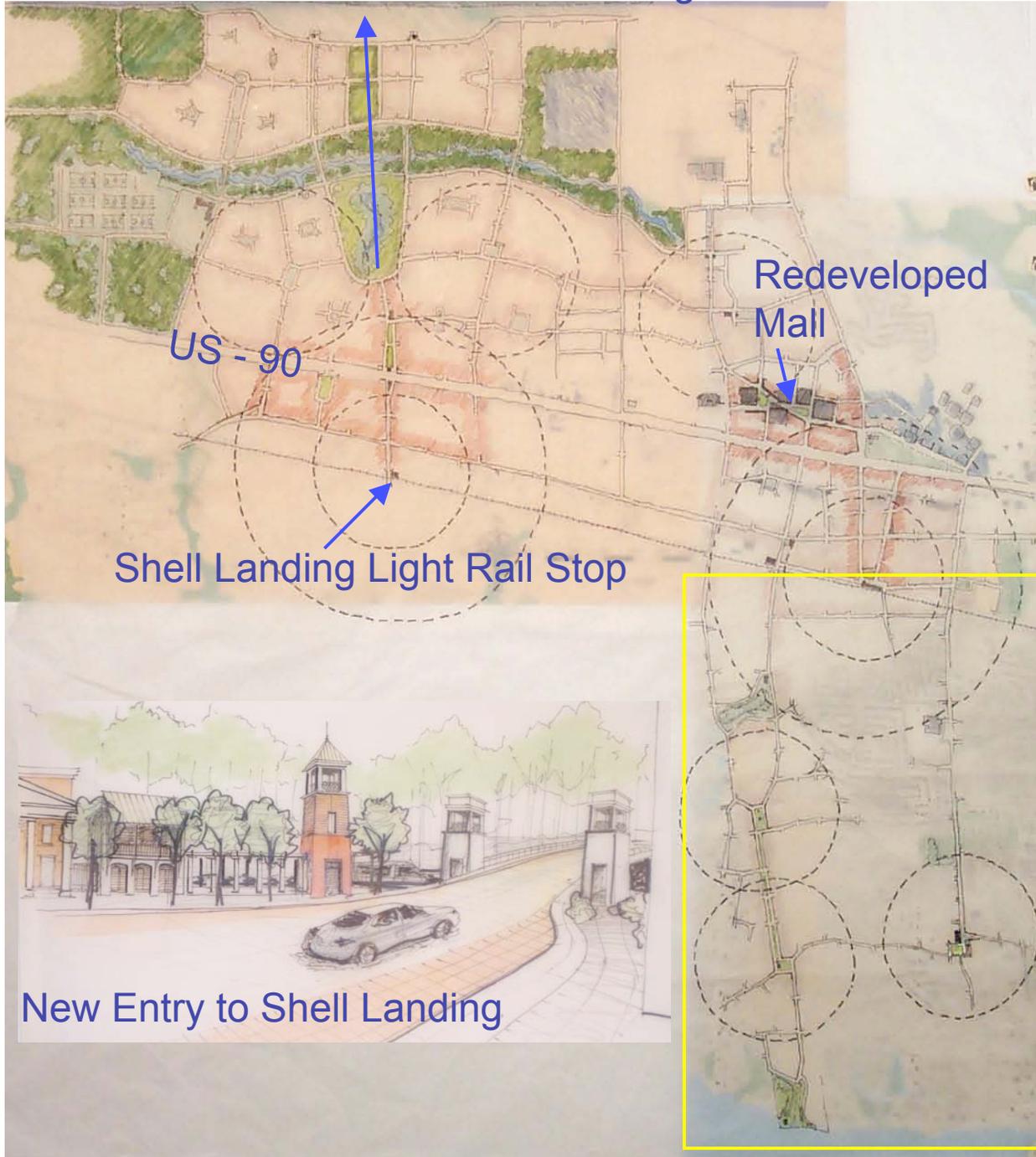
npayton@tortigallas.com

E-mail address

NARRATIVE:

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

To Sand Hill Crane Wildlife Refuge



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Sand Hill Crane Village

Drawing Title

October 17, 2005

Date

Neal Payton

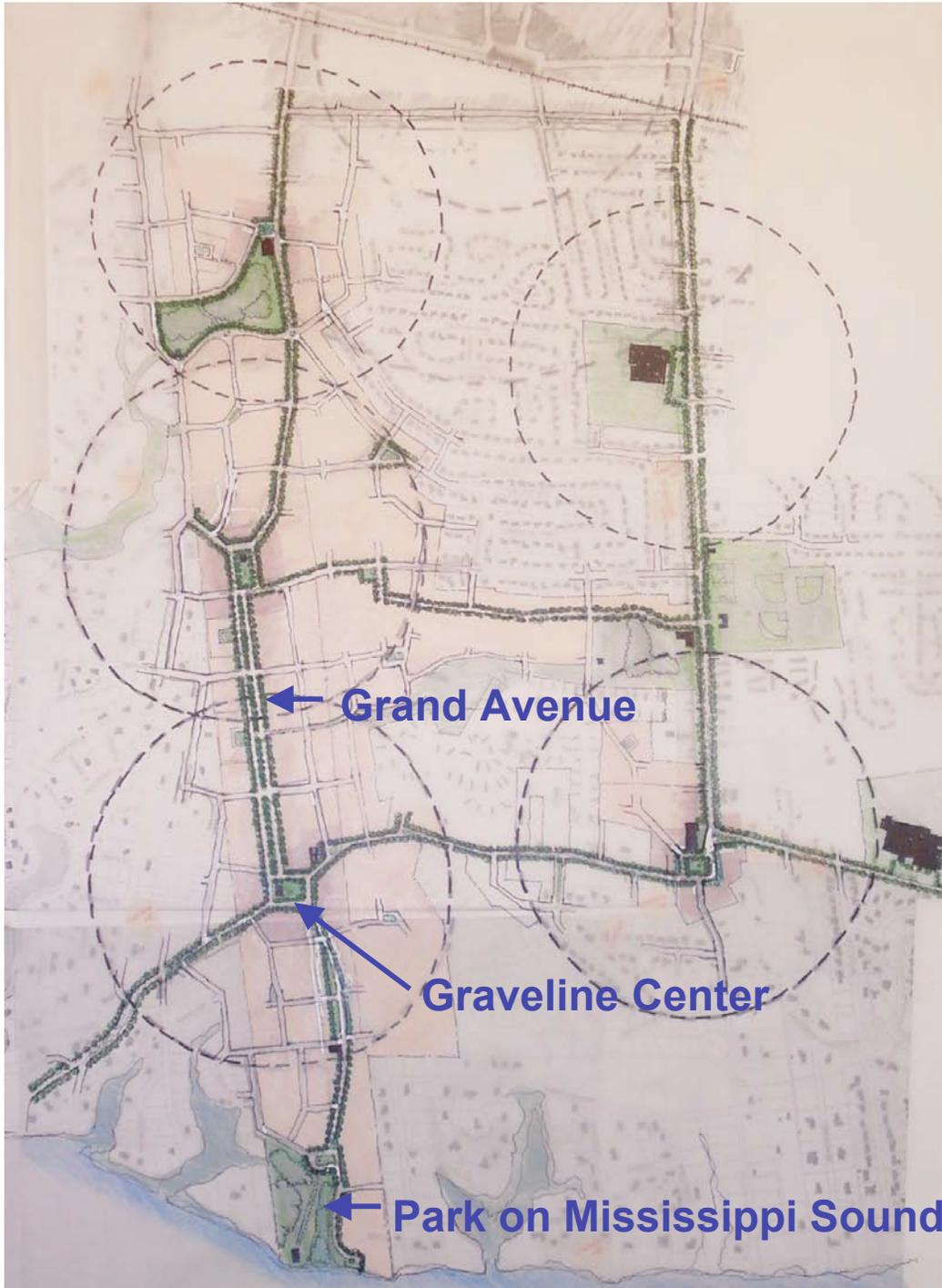
Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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



Gautier

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

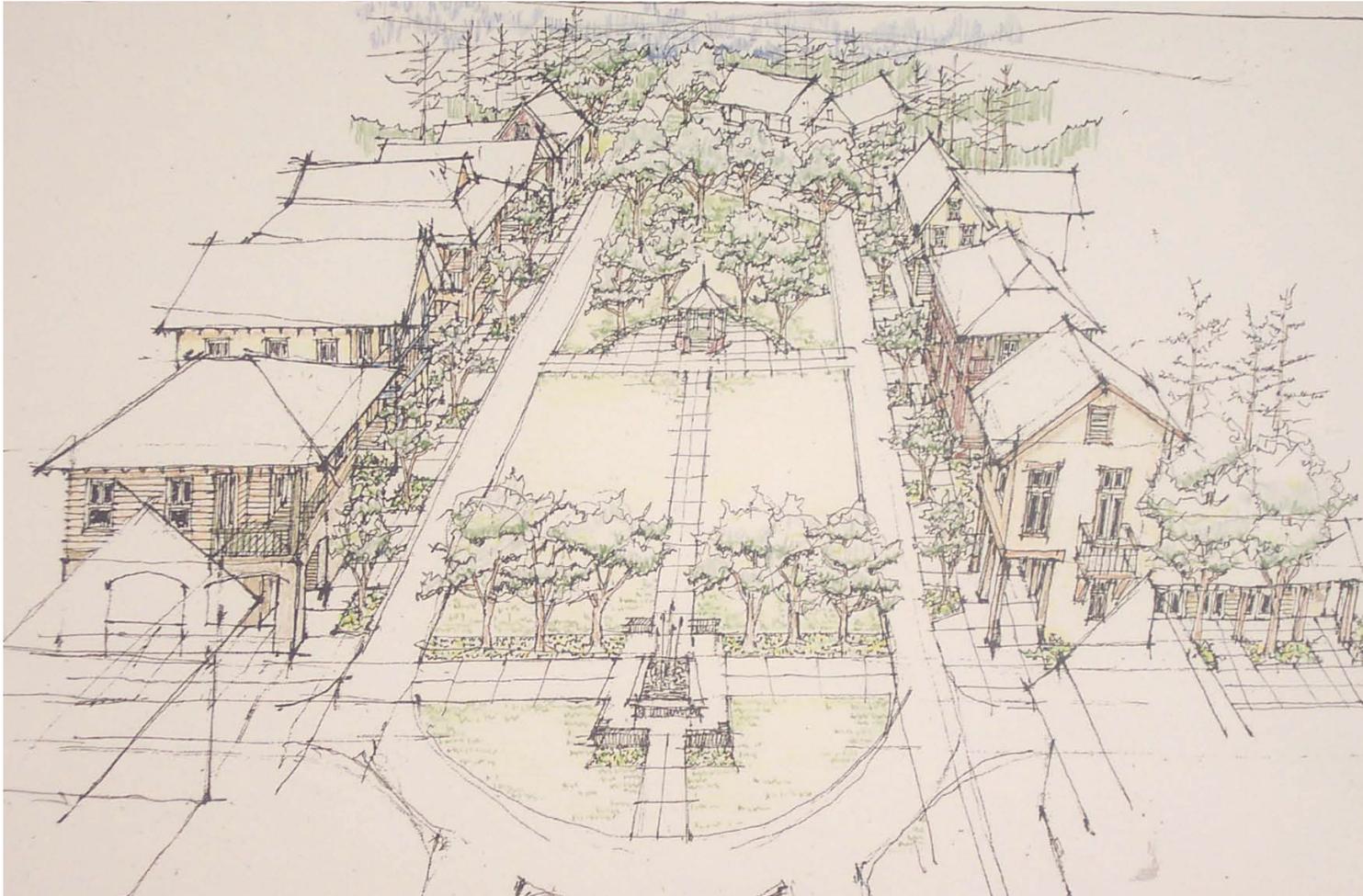
Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:

North Side



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Sketch of "Fish Camp" Village

Drawing Title

October 17, 2005

Date

Neal Payton

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:

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

Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Neighborhood Structure

Drawing Title

October 17, 2005

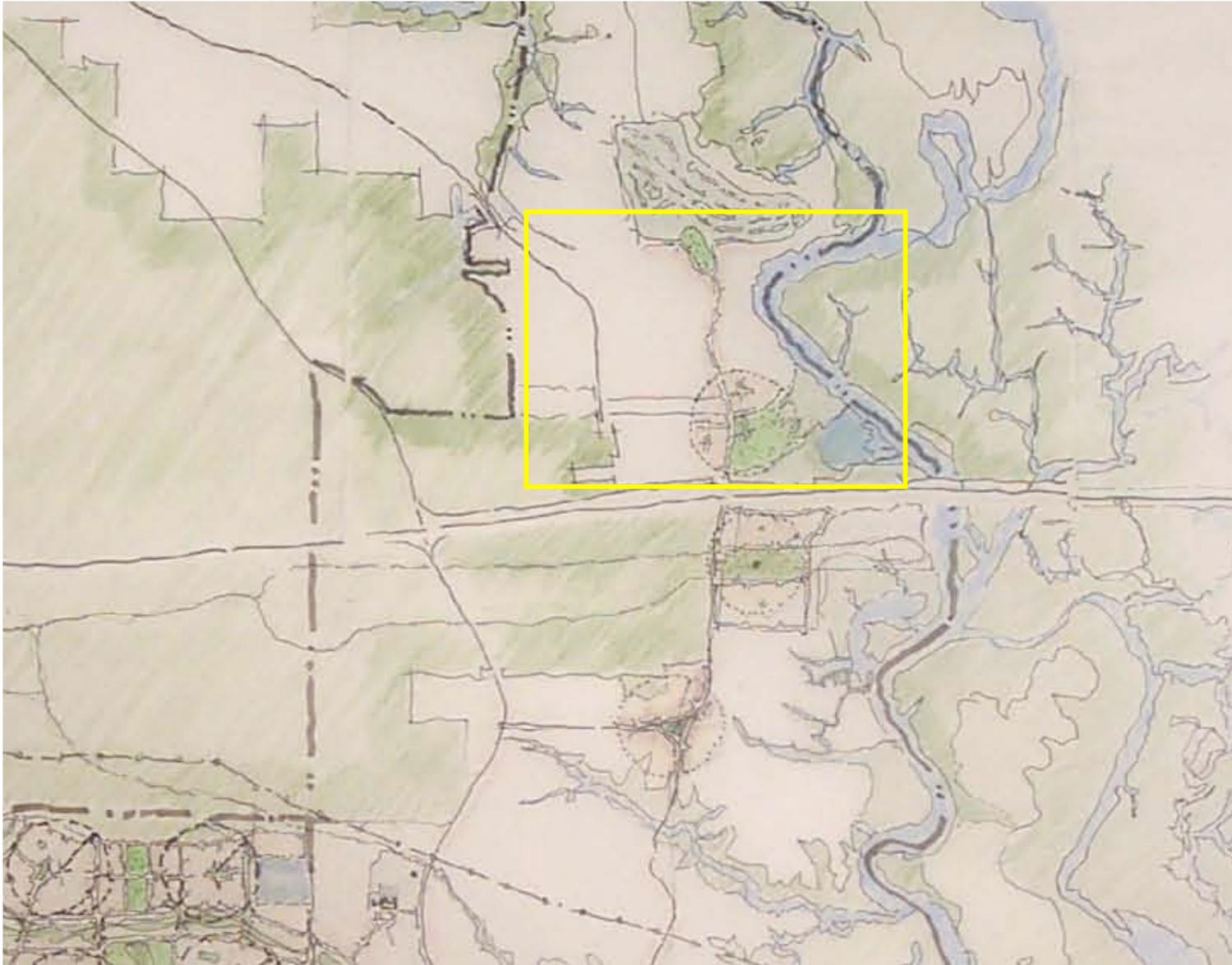
Torti Gallas and Partners

Name of Contact for Additional Information

npayton@tortigallas.com

E-mail address

NARRATIVE:





Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

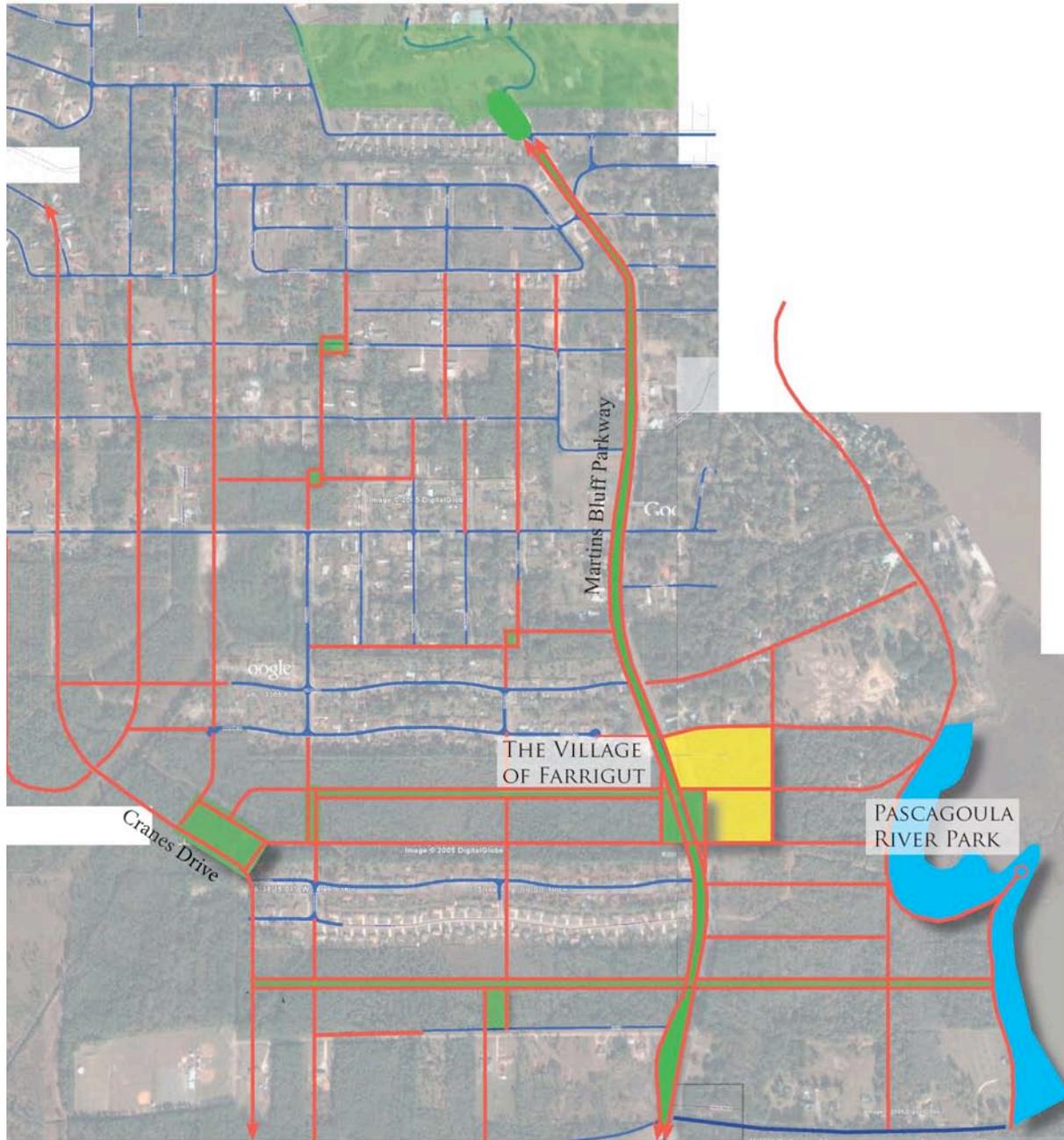
Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:



Existing Streets New Streets

Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Diagram of Old and New Streets in North Side

October 17, 2005

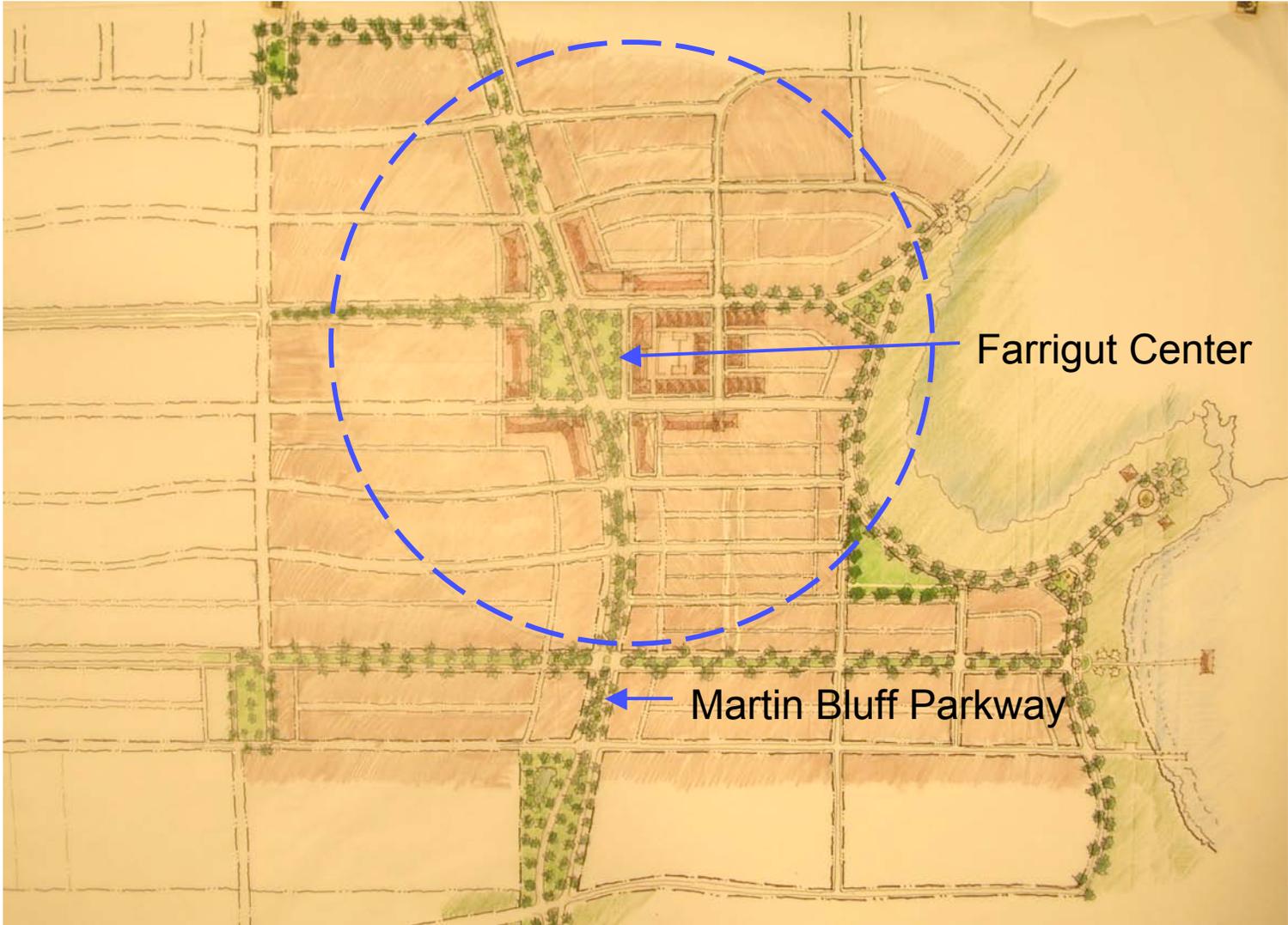
Neal Payton

Name of Contact for Additional Information
 npayton@tortigallas.com

E-mail address

NARRATIVE:

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



Gautier

Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

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

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:

Gautier

Recommended Strategic Actions

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

*Waterfront Village
Gautier, Mississippi*

Martenne Gusto '05

Gautier

Recommended Strategic Actions



Gautier

Recommended Strategic Actions

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

*Waterfront Village
Gautier, Mississippi*

Martenne Gusto '05

Gautier

