

FIGURE 9.3.4/NORTH BILOXI COMMUNITY FACILITIES

## Economic Development

The importance of North Biloxi for Biloxi's economy derives from the cluster of commercial and other nonresidential uses along Cedar Lake Road and Popp's Ferry Road near the I-10 interchange. In addition to typical highway retail businesses, these uses include the Innovation Center and the Cedar Lake Medical Park and Surgery Center. A small business incubator, the Innovation Center currently provides low-cost tenant facilities for about 30 businesses and has graduated over 60 local businesses since its inception in 1990, creating hundreds of jobs in the region.

### *Key Issues*

- Cedar Lake Road is experiencing continuing commercial development due to its easy access to I-10. To maximize its value for the City as a key gateway to Biloxi, this area should be differentiated from the typical "strip" commercial uses that characterize I-10 interchanges elsewhere in the region, through attractive, economically sustainable retail/mixed-use development that provides a center of community activity in North Biloxi.
- The Cedar Lake Medical Park and the Innovation Center are economic assets of citywide importance but currently lack transit service. This makes it difficult for employees or aspiring entrepreneurs who do not own automobiles to access these facilities.

## North Biloxi Vision

Develop a quality, mixed-use regional activity center and one of Biloxi's vital economic hubs, surrounded by and connected to stable neighborhoods with reduced risk from storm damage and flooding.

## North Biloxi Concept

The neighborhood improvement strategy for North Biloxi focuses primarily on its strategic location at a gateway to Biloxi from I-10. With its direct access from I-10, the Cedar Lake Road/ Popp's Ferry Road intersection is an ideal location for a mixed-use activity center with commercial, medium to high-density residential, institutional, and other regional and community-serving uses. As development of this center proceeds, it should incorporate street connections and transit, pedestrian, and bicycle facilities providing multi-modal access and circulation, as well as buffers and transitions to established, lower-density residential areas.

New development of North Biloxi's remaining tracts of undeveloped land should be better integrated with existing community facilities and amenities. Wherever possible, 100-year floodplain and other environmentally sensitive areas should be maintained as open space. Transportation improvements should be planned to minimize disruption to natural resources and established residential areas.

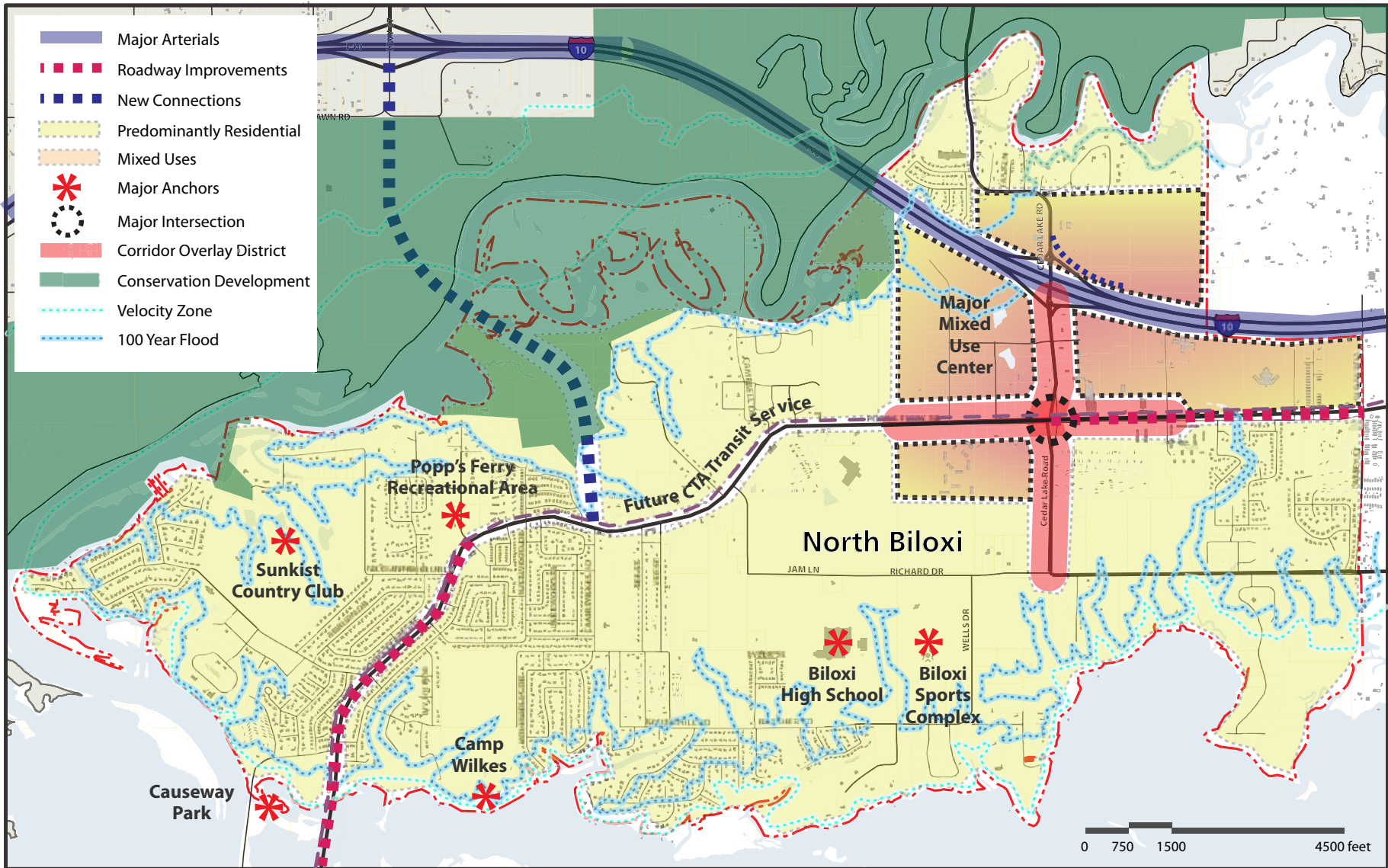


FIGURE 9.3.5/NORTH BILOXI CONCEPT MAP

## North Biloxi Strategies

### Strategy 1

Promote development of a Regional Activity Center accessible to the I-10/Cedar Lake Road interchange as the focus of land use in North Biloxi. This center is envisioned as an attractive, mixed-use development area that includes retail, medical, and employment uses, community facilities and services, and medium to high-density housing.

#### *Priority Actions*

- Enact a Planned Development – Commercial (PD-C) zoning district to encourage the development of the Cedar Lake Regional Activity Center.
- Explore with CTA the possibility of establishing transit service as the center develops.

### Strategy 2

Improve key corridors to support multiple transportation modes (walking, biking, and potential future transit service as well as driving) and mixed land uses (medical, commercial, employment, residential, open space, etc.), including:

#### *Priority Actions*

- Popp’s Ferry Road (links the Peninsula with North Biloxi and Woolmarket)
- Cedar Lake Road (provides access to I-10)
- Develop a Corridor Redevelopment Overlay (CRO) for application to Popp’s Ferry Road and Cedar Lake Road. Address issues such as access management, street trees/landscaping, building setbacks and orientation to the street, parking area location and design, and transitions to adjacent land uses.

- Implement “Complete Street” improvements to Popp’s Ferry and Cedar Lake Roads to encourage multi-modal access (Strategy 5 below).

### Strategy 3

Restrict development and limit disturbance to waterways, wetlands, natural habitat, floodplains, and other environmentally sensitive areas. Address open space and the benefits provided by “green infrastructure” as part of North Biloxi’s land use and development pattern.

#### *Priority Actions*

- Incorporate mechanisms such as conservation cluster subdivisions and common open space set-asides into the LDO to promote protection of open space and environmentally sensitive areas.
- Develop greenway corridors/connections to the Tchoutacabouffa River and the Back Bay of Biloxi at Popp’s Ferry Bridge as part of a citywide greenway network.
- Identify opportunities to partner with the Land Trust for the Mississippi Coastal Plain to preserve valuable natural resource lands as open space.
- Encourage sustainable, low impact site design and stormwater best management practices to minimize development impacts on North Biloxi’s sensitive environmental resources.

### Strategy 4

Encourage use of existing schools and recreational facilities such as the Biloxi Sports Complex, Causeway Park, and Camp Wilkes as community gathering places for North Biloxi residents. Consider special programming and activities geared to local populations (seniors, students, families, etc.).

*Priority Actions*

- Work with the Biloxi Department of Parks and Recreation and the Biloxi Public School District to maximize compatible use of parks and school facilities by the community.

**Strategy 5**

Develop a connected North Biloxi street network and pedestrian/bicycle connections between residential and community-serving uses.

*Priority Actions*

- Construct sidewalks along existing and new streets with connections to the Cedar Lake Regional Activity Center to promote increased pedestrian usage.
- Develop a system of shared roadways, bicycle lanes, and off-road paths in North Biloxi as part of a citywide bicycle network.
- Investigate the use of “Safe Routes to Schools” funding to improve pedestrian connections to the North Bay Elementary School and Biloxi High School.

**Strategy 6**

Develop and implement a three-pronged strategy to maximize North Biloxi’s economic development value for the City of Biloxi, focusing on quality retail/mixed-use development, medical uses, and the Innovation Center.

*Priority Actions*

- Promote quality retail/mixed-use development to differentiate the Cedar Lake Regional Activity Center from other commercial areas in the I-10 corridor and maximize its value for the City of Biloxi.
- Encourage development of a “medical cluster” capitalizing on the emerging concentration of medical uses in Cedar Lake, including the Cedar Lake Medical Center, Cedar Lake Surgery Center, and related doctors’ offices and services.
- Support the Innovation Center’s work in promoting entrepreneurial activity and small business development and maximize the benefits of this North Biloxi facility for all of Biloxi.