

## **Biloxi Comprehensive Plan Open Houses December 8 – 10, 2008 / Citizens' Comment Summary**

Three public open house meetings were conducted in December 2008 as part of the ongoing development of the City's Comprehensive Plan. The three public open houses were held in East Biloxi (Biloxi Community Center), West Biloxi (Donal Synder Community Center), and North Biloxi (Margaret Sherry Memorial Library).

Each open house began with a presentation of public input to date, a draft vision statement, and potential development concepts for Biloxi's future. The presentation summarized key issues and questions for the future by grouping them into the categories or elements that will be included in the Comprehensive Plan. These categories include: Land Use; Transportation; Natural, Cultural, and Historic Resources; Community Facilities and Services; Housing; and Economic Development. Based on the previously identified issues and themes, the presentation also posed two overarching questions for development of the Comprehensive Plan:

- **How do we preserve what makes Biloxi unique – the history, sense of place, spirit, and hospitality of the people?**
- **How do we “fit all the pieces together” to build a future for Biloxi as its citizens want it to be?**

Based on the input received throughout development of the Comprehensive Plan (i.e., a public opinion survey of 500 residents, key person interviews, public workshops, and focus groups), the following draft vision statement was presented for review and comment:

**The best of Biloxi's past – its cultural heritage, natural resources, and the spirit of its people – is carried forward and enhanced in a prosperous, resilient city for the 21st century. The City's 21<sup>st</sup> century renaissance is based on:**

- **A diverse, thriving economy** that capitalizes on Biloxi's assets: its natural and cultural resources, economic anchors, status as a premiere visitor destination, and the entrepreneurial spirit of its people.
- **A healthy environment** that supports quality of life, sustains the economy, and protects against storm damage and flooding.
- **A welcoming community** that celebrates Biloxi's unique character and sense of place; provides opportunities for all citizens; and takes care of those in need.

In addition to the draft vision statement, three “big issues” facing Biloxi were presented for consideration and public comment:

- **Storm Vulnerability**
- **Reimagining the Peninsula** (East and West Biloxi)
- **Managing Growth North of the Bay**

Following the presentation, attendees were invited to provide general comments and feedback concerning the draft vision statement and the three “big issues.” The first open house station presented the draft vision statement and also asked participants about goals and strategies (what do we need to do and how do we get there?). The second station focused on various structural and non-structural techniques that potentially may be used to lessen storm vulnerability (e.g., floodproofed buildings, elevated houses, floodwalls, sand dune restoration, coastal wetlands, etc.). The third and fourth stations presented potential development concepts for the Peninsula, North Biloxi, and Woolmarket.

## **1. The Vision, Goals, Strategies**

Open house attendees reviewed and approved, without modifications, the draft Vision Statement. In addition to reviewing the Vision Statement, participants provided input on goals and strategies (what do we do and how do we get there?). A summary of public comments is provided below for each element of the Comprehensive Plan. All comments received are included at the end of this report (see Appendix).

**Land Use.** Major themes include the need to protect the environment, create open space and parks, preserve the image of Highway 90 and views to the water, create “smooth transitional housing” (i.e., transitions in density between new and existing development), promote smart growth and mixed use development in places such as Point Cadet. When asked to consider how do we get there, comments included the need to limit variances, create overlay districts with design standards for Popp’s Ferry Road and Highway 90, and create an overall marketing strategy for Biloxi.

**Natural, Cultural, and Historic Resources.** Open house participants suggested the need to protect the environment and address issues related to water pollution in Biloxi Bay and Back Bay and stormwater discharge. Others reinforced the importance of preserving ocean and bay views and live oaks. Suggestions include creating a “Fisherman’s Wharf” on the Back Bay with restaurants to support the seafood industry and creating a waterfront walk and festival pier. Strategies include limiting development (including transportation and bridge projects) that negatively impact natural resources, controlling stormwater runoff with retention, setting high local standards for water quality, and preserving trees on development sites.

**Transportation.** Comments related to transportation focused on the need to improve the walkability of neighborhoods, create “safe routes to schools”, and design bicycle networks for recreation and transportation. Others noted the need for expanded public transportation, including bus, trolley, and rail, and improved north-south transportation connections. At least one participant suggested relocating the CSX railroad to the north and in its place creating an east-west roadway connector while preserving Highway 90 as a scenic route. Strategies include increasing sidewalks throughout Biloxi, incorporating bike paths in all transportation projects, and identifying land for future public transit stations. Specific suggestions for vehicular transportation projects include a new service road along I-10 and a Cedar Lake/Rodenberg north/south connection.

**Community Facilities and Services.** Major themes related to community facilities and services include the need for parks and recreation planned with community input. Additionally, the maintenance of existing infrastructure is a priority. Others mentioned the need for parks and a Biloxi School District high school in Woolmarket. Suggested strategies include planning for parks, facilities, and a community center in Woolmarket.

**Housing.** Comments related to housing goals include the need to provide affordable housing in Old Biloxi, require floodproofed housing, and encourage mixed-use buildings with upper level housing. Strategies include tax incentives and stricter building codes and enforcement.

**Economic Development.** One comment related to economic development focused on capturing retail tax revenues from new services and grocery stores. Others noted opportunities for job growth in business parks and to develop industries (e.g., technology) that attract young people and families to Biloxi and encourage existing residents to stay in the City. Another participant suggested tapping into the emerging geospace industry along I-10 and in Mobile, AL. Additionally, participants proposed rebuilding an active, pedestrian friendly, downtown and promoting Biloxi’s assets such as its mild climate and local businesses.

## **2. The Big Issues**

### **Storm Vulnerability**

Throughout the development of the Comprehensive Plan, residents and city leaders have acknowledged the need to better protect people and businesses from storm threats. The concept of recreating Biloxi as a resilient city for the 21<sup>st</sup> century is expressed in the draft vision statement and is particularly relevant to the discussion of storm vulnerability. As national and international studies point to trends which include temperature increases, sea level rise, warming ocean temperatures, and worsening severity of storms, identifying strategies to address Biloxi's storm vulnerability risk are crucial. As part of the public open house, citizens were presented with a number of possible storm protection strategies, including coastal restoration techniques, structural protection measures (e.g., floodwalls, levees), resilient housing, buyout of open space, and the Army Corp of Engineers adopted "Multiple Lines of Defense" strategy for Louisiana, which includes both structural and non-structural measures.



*Barrier Island Restoration (Photo: Department of Natural Resources, LA)*



*James River Park, Virginia (Photo: James River Park)*



*Elevated Housing, Biloxi*

In general, open house attendees were not in favor of hardened structures such as levees or floodwalls in Biloxi in large part because of their impacts on views and access to the beach. Instead, many suggested that efforts be focused on a variety of coastal restoration strategies (e.g., preserving open space, restoring Mississippi's coast and wetlands, educating the public about wetlands, planting trees for erosion control, and restoration of barrier islands and bayous). A few attendees did comment on the potential for increased protection and provision of recreational walking trails that could be incorporated into a structural storm protection system. Others suggested lessening impervious surfaces and considering alternatives to traditional stormwater management practices.

In addition to restoring and improving natural systems, open house attendees noted the need for affordable housing on the peninsula (where many people work), protective buildings, resilient neighborhoods, and increased recreation/open space. A concept for construction of a marina with public boardwalk, restaurants, and shops at Point Cadet was suggested for its potential to provide a major tourism draw, as well as a way to stabilize the Point and offer residents access to the beach.

### **Reimagining The Peninsula – East and West Biloxi**

As part of this open house series, workshop attendees were presented with concepts for development of East and West Biloxi (see Figures 1 and 2). The concepts address recommendations from past plans, existing land use trends, and conceptual ideas for (re)development. The concept design for East Biloxi includes a continuous public waterfront, storm resilient neighborhoods, a large central open space, and two mixed-use corridors along Caillavet and Oak Streets. Major districts or "hubs" are identified as the Downtown, Seafood Village, the Museum District, and Point Cadet (Figure 1).

Many workshop attendees emphasized the importance of revitalizing East Biloxi. Ideas for redevelopment included a mixed-use district with restaurants and shops, an arts “warehouse” district, preservation of the “Old Biloxi” character with a lighthouse district along Highway 90, and improved access to recreational use of the waterfront. Ideas for Point Cadet include extending the small craft harbor marina or building a major marina with a public boardwalk, family-oriented recreation, retail uses, restaurants, and spectator areas. Another participant cited Charleston, South Carolina as an example of a desirable waterfront park and surrounding development. Again residents noted a need for the development of affordable housing on the peninsula, open space in the velocity floodzone, and sufficient parking for festivals and recreation along the waterfront.

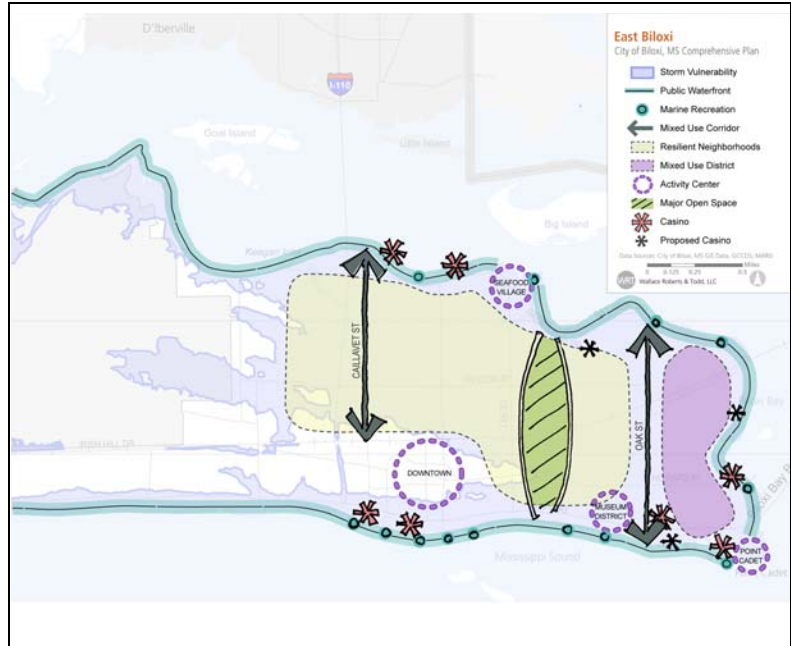


Figure 1. Development Concept for East Biloxi (December 2008)

In West Biloxi (Figure 2), ideas for development include public waterfront access, a major mixed-use corridor along Pass Road, storm resilient neighborhoods, and an enhanced convention center district with major activity centers at the Edgewater Mall, the Convention Center, and Beauvoir. Additionally, improved east-west multi-modal transportation access is a major issue (Figure 2).

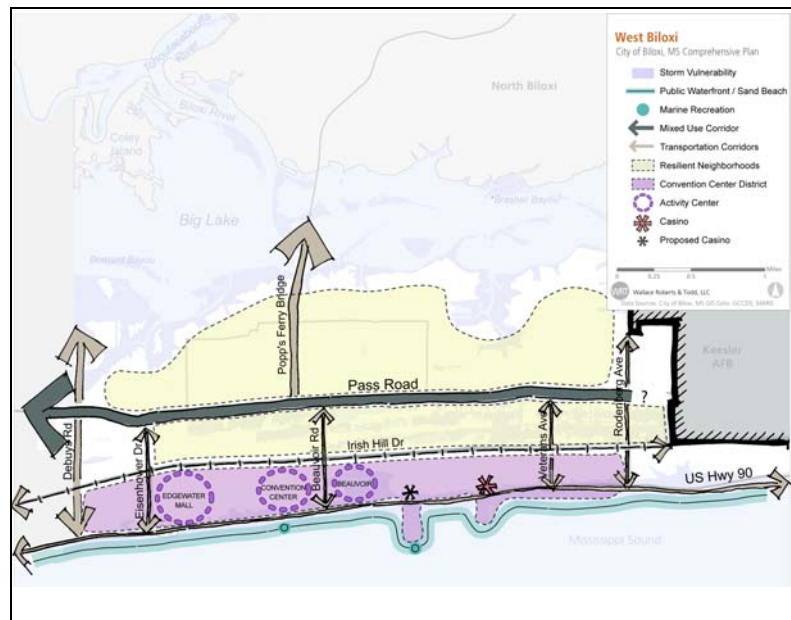


Figure 2. Development Concept for West Biloxi (December 2008)

Workshop attendees expressed their desire to preserve neighborhoods and historic homes in West Biloxi, which add to the City’s charm and character. Residents noted the need for improved recreation amenities in the area, a variety of commercial and mixed-use development, and also an improved transportation network. Others reinforced the concept of public access to the waterfront and preservation of views.

### Managing Growth North of the Bay – Woolmarket and North Biloxi

A major concern voiced in earlier public meetings and interviews is the need for planned growth and transitions between higher density and lower-density development, especially in North Biloxi and Woolmarket. As part of the public workshops, development concepts for areas north of the Peninsula were developed to include mixed-use centers at the Woolmarket/Highway I-10/67 and I-10/Cedar Lake Road interchanges with transitions to surrounding medium and higher density development. Potential development patterns and major transportation linkages for the area north of the bay are shown within the larger regional context in Figure 3 below.

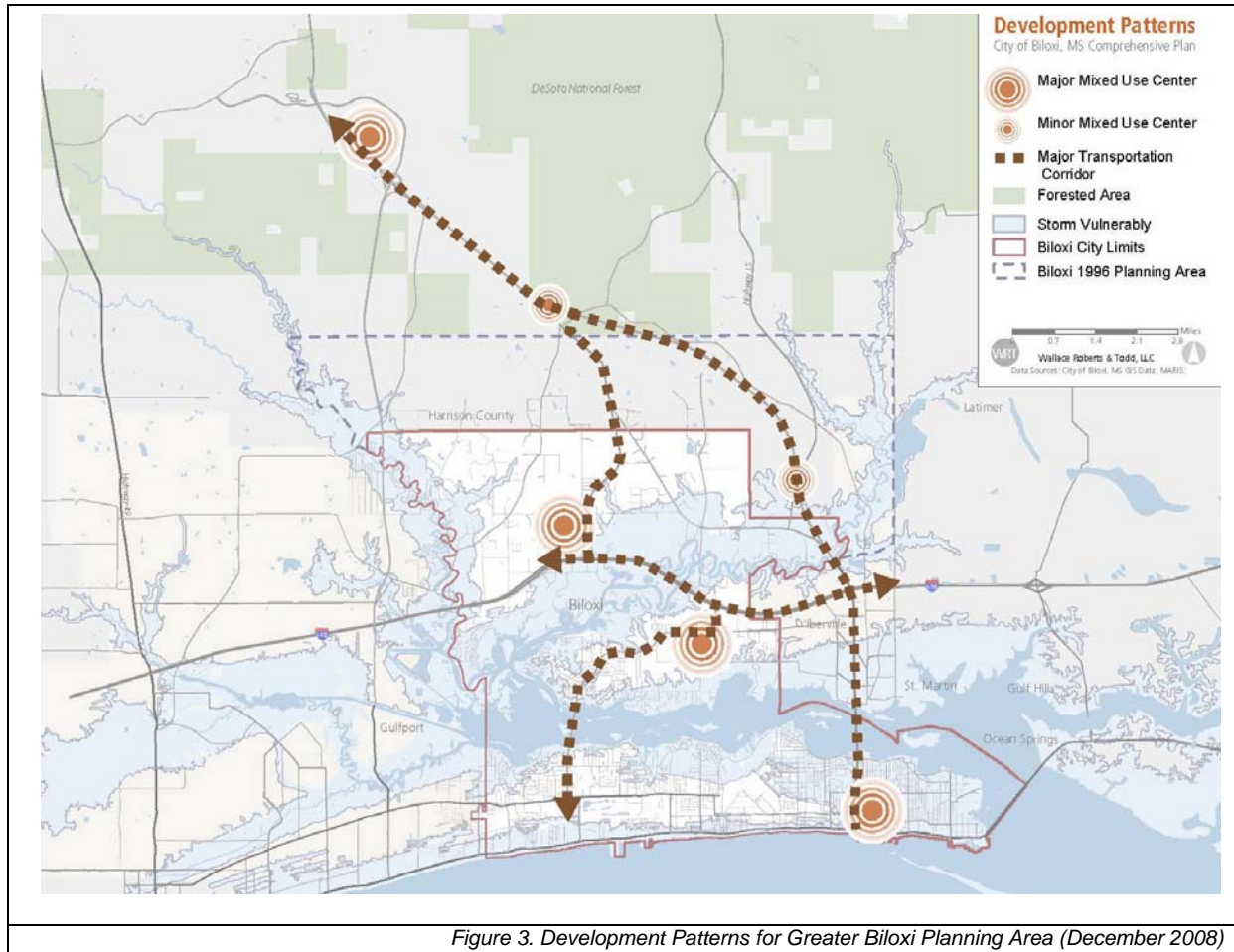


Figure 3. Development Patterns for Greater Biloxi Planning Area (December 2008)

In responding to these concepts, residents generally supported the mixed-use center and transition concepts. In addition, workshop attendees proposed coordinated design standards along Popp’s Ferry Road and better connections from Woolmarket to the peninsula. Other issues include the need for a timeframe for providing services to Woolmarket, improvement to the environmental quality of water and land, and increased recreational amenities. Others advocated for multiple modes of transportation such as bike paths, walking trails, and transit in new and existing development. Participants also suggested creation of a distinct identity in the Woolmarket area, support small-businesses, and develop senior housing.

## APPENDIX

All specific comments from the December public workshops are provided below.

### LAND USE

#### **What do we need to do?**

- Smooth transitional housing
- Protect environment
- Develop “Florida” type retirement communities
- Open space/parks
- Make velocity zones green space
- Consistent buildings along Popp’s Ferry
- Preserve beauty of Highway 90
- Smart growth and mixed use on the Point
- No high rises blocking beach view

#### **How do we get there?**

- No variances from landscape/tree ordinances
- Overlay district with design standards on Popp’s Ferry
- Marketing strategies
- Highway 90 design standards

### Land Use - General Comments

\*Why doesn’t the County buy the old federal property across the street and build a decent, modern courthouse with adequate parking?

\*More development in east Biloxi/tourism/mixed use; for rebuilding Main Street area, encourage businesses to come back – even near casinos – but discourage eminent domain. Protect people’s property rights!!

\*Allow the community feedback along the way, as you did today, try to preserve what little historical buildings still stand while incorporating new, improved ecological design ideas with advanced technology. Look to organic design principles and ecological and technological advances to reinvent architecture for this area and make Biloxi a “prototype” city for the U.S. to look up to as great beautiful design – see Santa Monica and San Diego green programs for ideas...please don’t use ideas from Portland’s or Berkeley City planning – it’s horrible!

### NATURAL, CULTURAL & HISTORIC RESOURCES

#### **What do we need to do?**

- Create Fisherman’s Wharf on bay and support seafood industry with restaurants
- Keep ocean and bay views
- Create a waterfront walk on Point Cadet and a place for festivals on the water (e.g., Old Rice Pavilion in Gulfport)
- Consider commercial amusement parks for kids with low prices for residents
- Protect the environment
- Deal with water pollution/stormwater discharge/sewage leakage
- Biloxi Bay & Back Bay are considered impaired water bodies
- Preserve live oaks

#### **How do we get there?**

- Limit development of our natural resources/including building bridges
- Control runoff with retention; improve sewer plants to state-of-the-art plants; more sewer plants out of flood zones; set our own goals for water quality because the state standards are wrong
- Fit buildings around existing trees

## **Natural, Cultural & Historic Resources - General Comments**

\* We need more public boat launches with parking.

\* Under I-110 Bridge develop park, farmers market.

\* Natural, cultural & historic resources: multicultural center that provides reasonable hours for children and adults.

\*What happened to the Causeway Road Park...no fishing piers, damaged walkway (nature trail). The place is a dumping ground, drug dealing area now even with street lights.

\*Why don't we repair the Margaret Sherry Complex. Fix the tennis courts, fix the lights for soccer and softball and take the locks off the gates? Repair the concession/bathroom facility or tear it down.

\*Try to preserve natural environment and integrate into any developments – design with nature, Frank Lloyd Wright said that.

## **TRANSPORTATION**

### **What do we need to do?**

- Create walkable communities
- Move railroad north and use existing RR track as a main east-west artery/highway, then old highway 90 could be a scenic route
- North-south bridge from Rodenberg to Cedar Lake
- "Safe routes to schools"; bike paths
- Safe places to walk and bike
- Bike lanes on Pass, Popp's Ferry and 90
- More north-south routes (bus or trolley) and east-west corridor
- Need rail system with passenger rail stations
- Need public transportation in Woolmarket
- Need to increase traffic capacity to support development
- New north-south bridge from Cedar Lake to Rodenberg – shortest distance between two points
- Biking lanes for workers/commuters, not just recreation
- Maintain capacity of I-10 while promoting businesses
- North-south connection

### **How do we get there?**

- More sidewalks
- Bike paths on Popp's Ferry Bridge
- Include bike lanes in all transportation projects
- Identify and reserve land for RR stations
- Buy out RR for east-west corridor
- Highway 90 and Popp's Ferry bike lane
- Bike/jogging paths along levees/seawall
- Continuous service road from Cedar Lake to Sangani Boulevard in D'Iberville along I-10
- Pursue Cedar Lake/Rodenberg connection/AFB commander says he's willing to consider

## **Transportation - General Comments**

\*RE: Exhibit 4.2 Transportation Improvements, don't pursue the "E. Harrison County Connector to Popp's Ferry Rd". Strong area is natural resources. Threat: developing natural resources.

\*Broadwater Hotel – property now vacant – mixed use; Pass Road/Popp's Ferry –growing hazard with traffic.

\* Major problems: traffic on Atkinson Road; Jim Money Road needs to extend south to Highway 90.

\* Transportation Comment: I-10 – service road; connect roads to Popp's Ferry.

\* When will Highway 90 be finished? East-west evacuation street needs to be planned. Popp's Ferry Bridge plans need to be finalized. East Biloxi needs to encourage restaurants and retail.

\*How about a light rail alongside CSX tracks? We need better public transportation. We need more bike and walking paths!

\*Tear down I-110 from Bayview Avenue to Beach Boulevard! Make downtown Biloxi whole.

\*Transportation: need east-west corridor without connection to U.S. Highway 90; railroad has been mentioned many times and seems to be most logical, elevation, etc.

\*I dare you to ride a bicycle on Irish Hill Road from Porter to Veterans during a week day at noon. (Don't do it. It's dangerous) What is the City doing about serious walkers, joggers and bicyclists?

\*Transportation: update to 24 hours service to accommodate all people.

## **COMMUNITY FACILITIES & SERVICES**

### **What do we need to do?**

- Parks in Woolmarket
- Need a high school in Woolmarket (why do we send our kids to D'lberville?)
- Need more recreation and planned parks with community input
- Huge retirement community – have recreational facilities in developments
- Maintain/take care of infrastructure

### **How do we get there?**

- Build a community center in Woolmarket on land acquired as condition of rezoning in area out of designated center (intersection of Highway 67 and Woolmarket Road)
- Plan for Woolmarket parks and recreational facilities

### **Community Facilities & Services - General Comments**

\*Community facilities: Mom & Pop stores in the community; Internet café; library and community pool in Ward 2.

## **HOUSING**

### **What do we need to do?**

- Provide affordable housing in Old Biloxi
- Floodproof housing
- Encourage upper level housing with retail on ground floor

### **How do we get there?**

- Tax incentives/modify the revolving loan program
- Stricter building codes/enforcement

### **Housing - General Comments**

\*Consider revising residential building design to better withstand the future high velocity winds which impose tremendous structural loads on houses built in the traditional way on the Coast. Deltec Corporation of Asheville, NC produces a much higher quality storm-survivable structure. I have detailed information on Deltec Houses

\*Housing: more affordable housing for working class.

\*Restore historic landmarks for children's future. More housing in Ward 2. Need full service grocery store with pharmacy in Ward 2.

## **ECONOMIC DEVELOPMENT**

### **What do we need to do?**

- More retail tax revenues; provide services/grocery store.
- Need business park.
- Something for technology/higher paying jobs to get young people/professionals to stay/move here.

### **How do we get there?**

- Emerging geospace industry along I-10 and in Mobile.
- Capitalize on what you have looking towards the future.
- Design downtown to promote business activity/capitalize on weather/pedestrian ambience.
- Visual draw for people from I-10 D'Iberville to East Biloxi.
- Barq's museum (Coca Cola now)/would Barq's finance it?

## **Economic Development - General Comments**

\*Not enough local business because of affordability. New and improved!

\*Biloxi needs to be mindful of small businesses. Need to have development regulations, landscape requirements, etc., that small businesses can afford. There have been many large, private (casino) and public (Katrina rebuilding) projects over the last 15 years, and small businesses need to be kept in mind.

\*D'Iberville has beaten Biloxi to all the new business (retail). Too much catering to and dependence on casinos by Biloxi.

## **OTHER**

### **What do we need to do?**

- Pet zones on beaches & in parks
- Keep ocean & bay views
- Preserve Mom and Pop businesses
- I-110 corridor plan/parkway – complete project
- Keegan Bayou and other bayou renewals and use as recreational resources; clean them for public use – fishing, canoes, etc.
- New sewer plant in east Biloxi – better than secondary treatment
- Water in bay is impaired; clean sources of runoff & have retention for larger projects
- Access to Keesler ADB at Division Street – take commercial traffic off of Bayview
- Provide affordable housing in east Biloxi
- Limit height of buildings to fit on lots and have setbacks to offset giant buildings with no green space
- Limit variances to landscape ordinances
- Provide buffer zone around Keesler AFB

### **How do we get there?**

- grandfather tax incentives & assist with City's revolving loan program

## **STORM VULNERABILITY – ALL COMMENTS**

- Super levees might protect us, but visually would ruin the Coast
- Need for affordable housing on the peninsula where people work and live, like HOPE VI project
- Point Cadet: 1,000 slip marina with major restaurants in the middle, like SanDestin Bay Town, with spectator room, event space facility and green space built with fill from marina construction
- No levees or hardened structures
- Leave open space east of Oak Street, use for seasonal farmers market and cooperative seafood market
- Open views and height limits
- More focus on coastal restoration, not levees
- Education of public about purpose of wetlands
- Emphasis on residential rebuilding heights to prevent flooding
- NO building on wetlands (at all); reserve them for nature (limited areas for piers); preserve wetlands for nature – it comes first
- Plant more live oaks for storm protection and natural environment
- See “Bayous of Louisiana” (trees after storm on islands)
- Stormwater runoff and storm sewer protection improvements – “grass-crete”
- Buyout property for green space in flood areas
- Resilient houses – need stronger anchoring to ground
- Super levee is good idea, not more than 30 feet
- Don’t block views or access to the beach
- Deer Island restoration
- Insurance makes everything cost prohibitive
- East Biloxi – national park with preserved homes
- No hard structures, levees, etc – natural controls
- Common sense – use multiple lines of defense; barrier islands for storm protection and ecotourism
- Point Cadet – need public waterfront around point; public transit; be able to watch sunrise/sunset from park
- Bayous in East need cleaning back to original levels, 20’ deep; lower impact of water on land and improve storm runoff
- Protective buildings with round corners
- Tourism efforts – need to diversify economy, also retail/commercial
- Need for water/sewer in Woolmarket
- Transportation corridor from Highway 90 north to Woolmarket
- Cost of insurance is less in Woolmarket and it is safer
- Higher elevations/safer
- Lorraine/Woolmarket to Highway 67 needs sewer and water; it’s out of floodplain
- Levee system would be good opportunity for recreational trails
- Why not be cutting edge with bike lanes on Pass Road, Popp’s Ferry and Highway 90? Ecotourism; transportation to include walk/bike lanes if safe and convenient (see Gulf Coast Bicycle Club)

\*Need to NOT buy out land; encourage and work with property owners to stay on peninsula; maybe build up seawall to prohibit water from flowing – maybe add pumps to withdraw water that seeps in. Build housing which is windproof with parking on bottom to elevate only residence. Insurance issues a big issue with housing – both new and older homes in Biloxi.

\*Multiple lines of defense: seawall with artistic rendering in stucco; more water dredging stations; proposed transportation method for downtown Biloxi.

\* No to levees! They are ugly! We love our beach and the lovely views.

## **REBUILDING THE PENINSULA – EAST AND WEST BILOXI – ALL COMMENTS**

### **The Peninsula**

- Intensive development on peninsula for people here, could provide affordable housing, not condotels
- Rebuild East Biloxi smart
- Use velocity zones as green space; oak trees and grass on the water; boardwalk along water's edge; need a place for festivals: seafood, crawfish, Cruisin' the Coast, etc.; need adequate parking to support these festivals/events; pavilion

### **West Biloxi**

- Preserve homes, that's what made it special – not all condos
- Need park across the street next to ballfields (where they are storing pipes); need park with lighting in this area
- 4-lane Popp's Ferry and Cedar Lake to D'Iberville

## **MANAGING GROWTH NORTH OF THE BAY – WOOLMARKET AND NORTH BILOXI**

- What is the status of Popp's Ferry Road widening? Super highway concern RE: hamburger highway 49
- What is the status of the MDOT connection?
- Nice to see mixed use; prime location for mixed use
- RER – no mixed use in proposed Belle la Vie south of City limits boundary; ok mixed use north of City boundary
- Suggestions for mixed- use centers is good; how much teeth does this plan have? Does this influence the LDO?
- Popp's Ferry extension is good, but connect elsewhere
- Negative impact to adjacent neighborhood; Woolmarket not represented – meeting place
- Boardwalk with fishing pier at Hiller Park – this was part of the plan before Katrina
- Change the way we think about building homes; make storm resistant, engineered houses like in North Carolina
- No visual coordination of buildings on Popp's Ferry Road – they all look different
- Make board fencing at Bluff area subdivision more attractive
- Transitional zoning diagram
- Smooth zoning transitions
- Timeframe for servicing Woolmarket with water/sewer services (more than secondary treatment – state-of-the-art to take out medications, viruses and other pollutants)
- Connection to 67 from Woolmarket to Popp's Ferry
- Zoning vacant lands in Woolmarket for alternative transportation, e.g. bikes; Bike-Walk Mississippi
- Environmental concern – water quality in Woolmarket and in Cedar Lake and Tchoutacabouffa River
- More parks in Woolmarket and more recreational facilities, i.e. community facility such as Donal Snyder to support young families
- Woolmarket needs a tangible and defining district identity
- Need a high school in Woolmarket; kids currently go to D'Iberville
- Park and ride system to major employers plus bus service
- Consider senior housing closer to access roads; more senior housing
- Maintain rural character
- Drinking water we can drink in Biloxi in general
- Woolmarket community not bedroom community; considered stepchild...when are sewer and water being implemented?
- Connection from Woolmarket to peninsula
- How will the possible relocation of the Coliseum at the intersection of I-10 and Highway 67 impact new mixed-use center?
- How will the comprehensive plan impact regulated uses? Currently project on highway 67 is on moratorium pending outcome of this plan

- Zoning needs to be sensitive to small businesses not just casinos
- Woolmarket needs a high school
- Woolmarket community not represented by City Council

### **OTHER GENERAL COMMENTS**

- Need to have teeth in process/make it difficult to grant variances; LDO needs teeth
- Transitions
- Incentives
- Open space preservation
- More shopping in Biloxi so don't have to go to D'Iberville
- Mixed use in East Biloxi
- Warehouse district, New Orleans & Lafayette as examples
- Downtown – live & eat
- Insurance – need to address with state; people selling houses because they can't afford insurance
- Market place on waterfront like Charleston; people don't have a place to enjoy; expand Point Cadet Marina as a major activity center
- Seafood museum on former site of JL Scott; need to revitalize waterfront using existing and old bridges on Point Cadet with sea camps (camp style housing) that you can rent
- All about quality of life: live entertainment on waterfront at Point Cadet
- Need parks in Woolmarket
- Smooth transitional zoning; don't put high density right next to low density housing; keep open spaces (parks) between neighborhoods; plan sidewalks/bike paths
- More parking at beach for Mardi Gras parades & other events
- Need a wide open space on water for festivals and other events
- Build nothing to block our ocean/bay view (avoid the Destin, FL syndrome)
- Pet zones on beaches & in parks
- Extend small craft harbor arena around Point Cadet
- Need affordable housing both rental & ownership
- East Biloxi is the key – over arching vision that establishes a “lighthouse district” from Porter Avenue to the Point; establish a grass roots commission to preserve affordable housing/cultural heritage/ecotourism; need to preserve character
- Provide affordable housing for elderly in Old Biloxi
- Fisherman's Wharf to include fishing rodeos, crawfish festival, Mardi Gras activities, seafood festival & Cruisin' the Coast (diagram provided to illustrate comment)
- Biloxi needs bike paths along Big Lake, Old Bay, Atkinson, Hiller and side streets on either side of Popp's Ferry

\* The lighthouse should be repaired now. Also the Old Brick House. Two of our most valued treasures. Caillavet Street should have the large Phoenix palms planted all the way from RR to the bay. Most of our tourists come from the south. We have oak trees and magnolias: boring. People come here to see something tropical. The Dantzer House is a waste of money. Mahoney's built the house, not the Dantzers. The lighthouse keepers' house should be rebuilt.

\*Lighthouse Park should include the house that was torn down in 1930s. It was the oldest house in the Miss. Valley. It was on Porter Avenue near the lighthouse.

\*Long-term planning: WRT and the City need to have a strategy for strengthening existing institutions (nonprofits, church, schools) to take on programs to support long-term plans e.g. financial literacy, housing development, transportation, marina development. After plans agrees, City/residents/businesses need to create long-term, local planning group to execute vision (i.e. citizens advisory group)

\*Need to: 1) petition for lower insurance rates to attract businesses and home owners; 2) City needs to go out and search for downtown businesses and also on east Biloxi