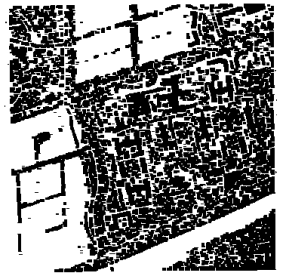
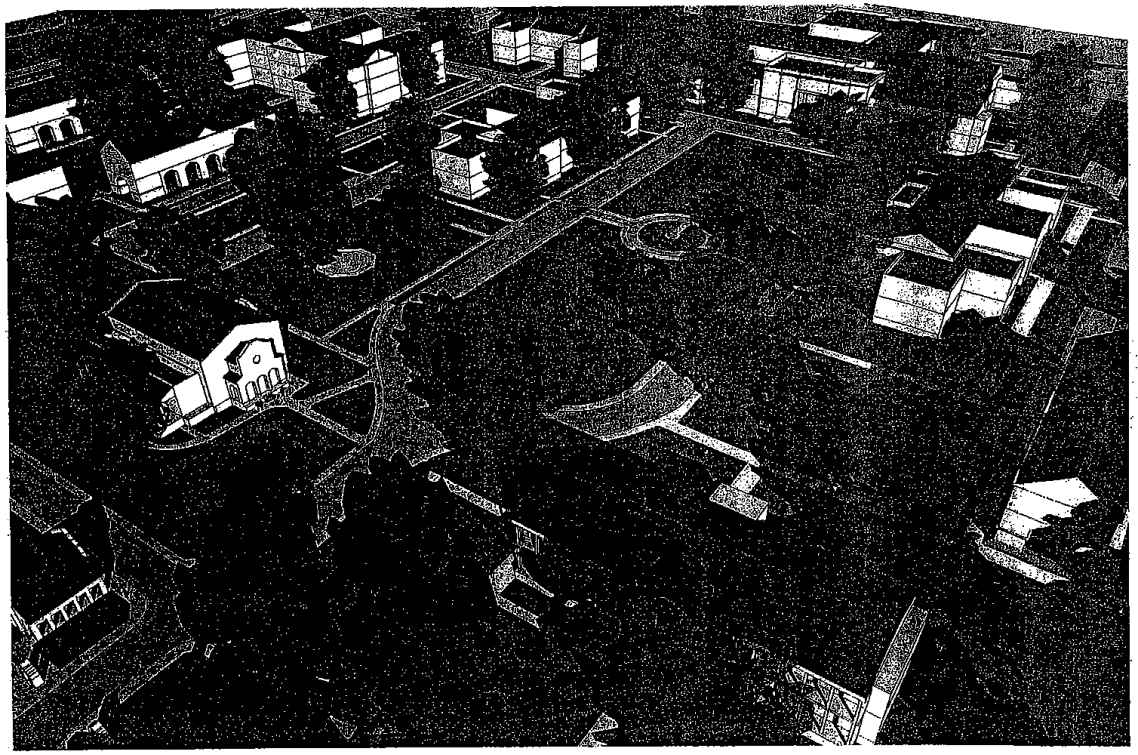


LOCATION MAP

The illustration at right represents the main quadrangle within the restored and enhanced VAMC campus.



SECOND DRAFT

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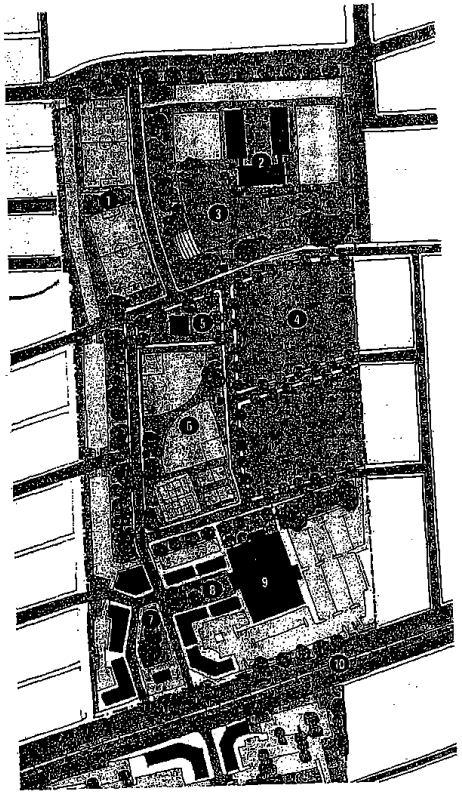
VAMC NORTH PARCEL ANNOTATED PLAN

KEY

1. Soccer Fields
2. Equestrian Center
3. Detention Pond
4. Recreational Fields/Open Space
5. Pavilion
6. Baseball/Basketball/Tennis Facility
7. Civic Square
8. Neighborhood Center
9. Gulfport Ballroom/Conference Space
10. CSX Railroad

- Existing Buildings
- Proposed Buildings
- Dove-tail Housing
- Residential Lots

SECOND DRAFT



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B2.12 PLAN

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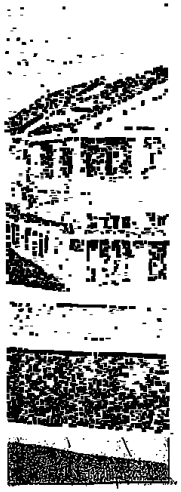
VAMC NORTH PARCEL - NEIGHBORHOOD CENTER CONCEPTUAL RENDERING

LOCATION MAP

The illustration at right represents the proposed neighborhood center (north of the former Veteran's Administration Hospital). On axis the new facade of the exisiting "Laundry Facility" is re-used as a multipurpose ballroom and community center.



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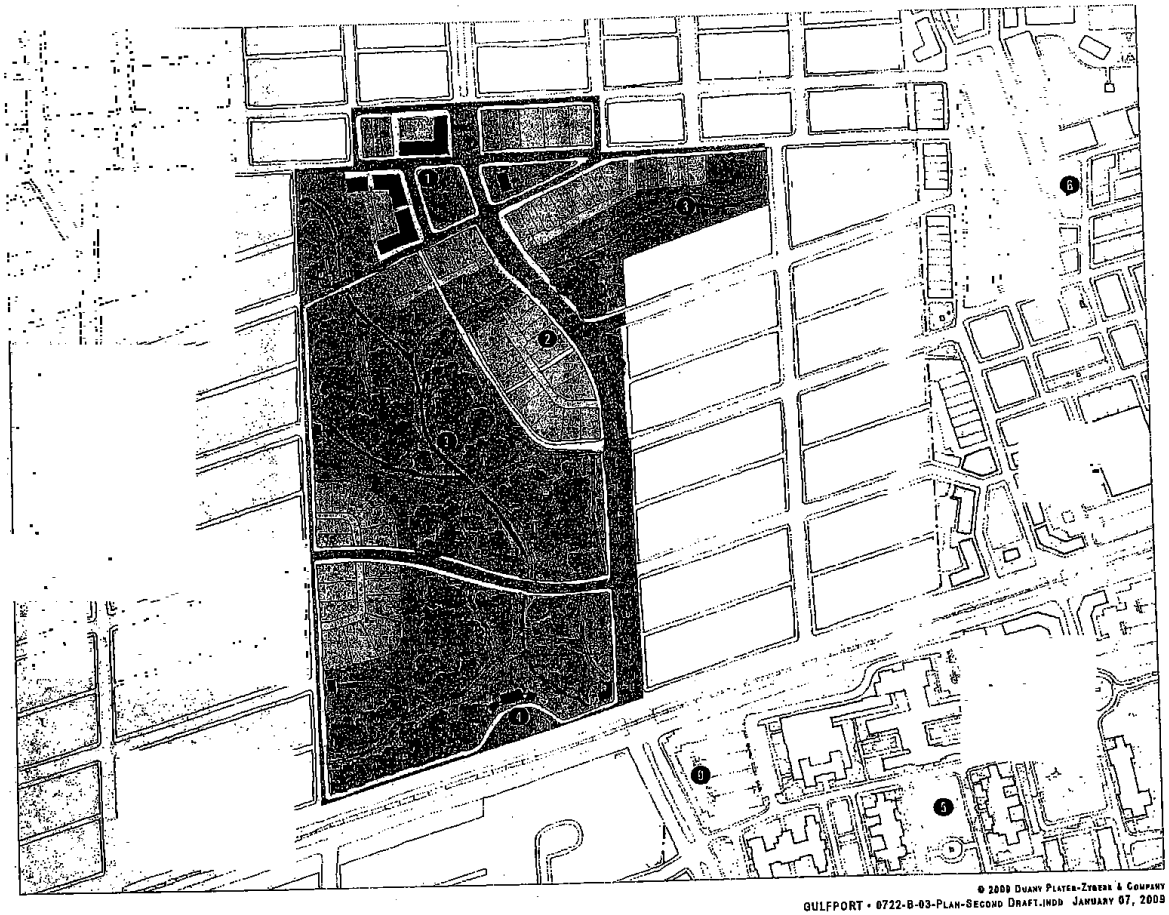
CLOWER THORNTON NATURE PRESERVE - ANNOTATED PLAN

KEY

1. Neighborhood Center
2. Residential Lots
3. Coffee Creek and Trail System
4. Civic Building
5. VAMC campus
6. VAMC North Parcel

Proposed Buildings
Residential Lots

SECOND DRAFT



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B2.14 PLAN

SECOND DRAFT

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PLAN B2.15

ILLUSTRATIVE DESIGN CONFERENCE MASTER PLAN

The Master Plan at right is the second, revised draft proposal from the Gulfport Design Conference. The design team developed the plan with feedback from community members and government officials. The site includes the Veterans Administration Medical Complex (VAMC) campus and north parcel, as well as a proposal for the Clower-Thornton Nature Preserve for possible development by owner(s) thereof.

The proposed buildings on the VAMC campus will reinforce the historical Mission Style campus design and create a lively, mixed-use environment. Its location on the Mississippi Sound and its proximity to nearby attractions will allow the campus plan to be the center piece of this important redevelopment project, and encourage residents and visitors to spend more time in Gulfport.

The Master Plan calls for compact and well-structured commercial and civic buildings, with a significant portion of the land allocated for public civic space, including the much improved Clower-Thornton Nature Preserve, playing fields, an equestrian center, and a greenway loop connecting all three neighborhoods. The addition of hotel rooms, as well as convention, function, and meeting space will maximize the use of existing buildings and help activate the site around the clock. Finally, a north-south Boulevard planned for the western side of the VAMC campus property and the eastern side of the Nature Preserve will enhance the connection between the Gulfport-Biloxi International Airport and the site.

- Existing Buildings
- Proposed Buildings
- Residential Lots

N

0 125 250 500

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SECOND DRAFT

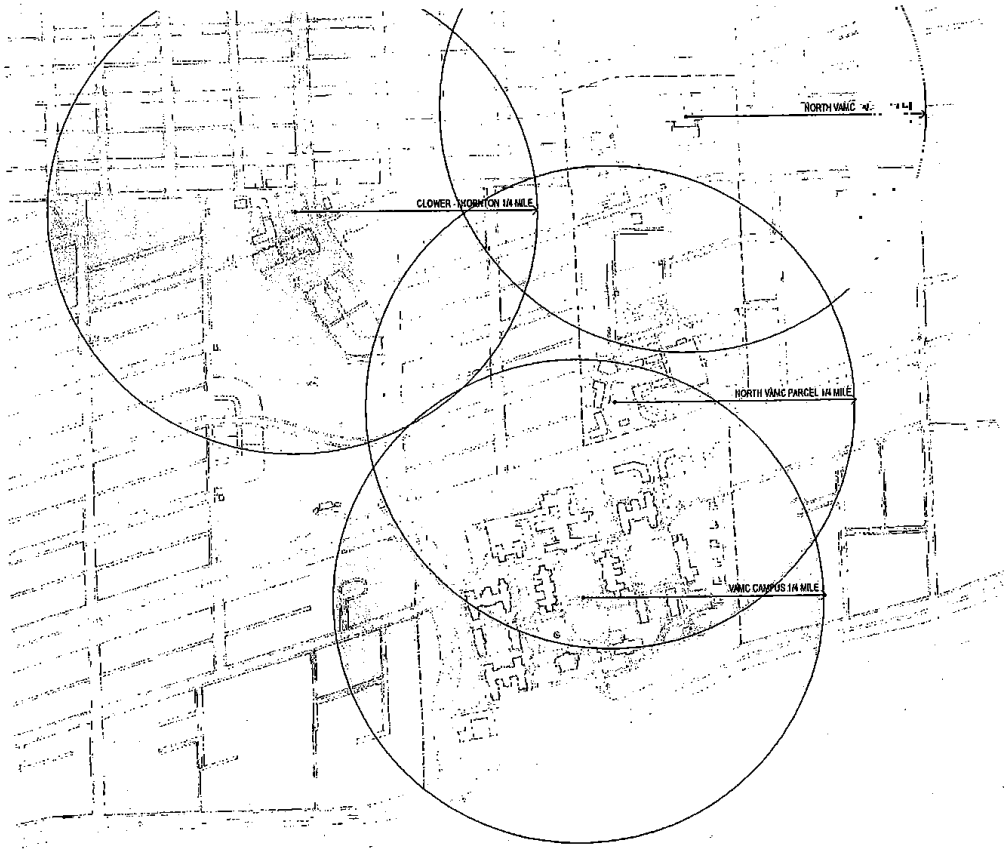
PLAN B2.1

"Plan as revised and adopted"

NEIGHBORHOOD STRUCTURE

Neighborhood size is determined not by population, but by an area, defined as the distance covered in a five-minute walk from the outer limit of the neighborhood, to the edge of the neighborhood center. This "pedestrian shed" is the distance that most persons will walk rather than drive, provided the environment is pedestrian-friendly. This distance is also a fundamental component of the neighborhood unit, as it defines the extent of the quartier, the TND, and the TOD. The pedestrian shed is conventionally one quarter of a mile, or 1,320 feet.

1/4 Mile RadiusPedestrian Shed



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SECOND DRAFT

B2.2 PLAN

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RECREATIONAL GREENWAY LOOP

The VAMC campus Master Plan Greenway provides a unique recreational experience. The loop, represented at right, allows cyclists, runners, and walkers to experience world-class ocean views, a beautifully restored VAMC campus, the activity of the neighborhood center, residential neighborhoods, and the natural beauty of the Clower-Thornton Nature Preserve. As noted previously, the concepts involving the Clower-Thornton Nature Preserve serve as a vision for possible development or inclusion in the overall Master Plan by owner(s) thereof. An east-west thoroughfare or path traversing the VAMC campus, connecting Second Street on the west to a public street on the east side of the campus is proposed for pedestrian connectivity. Such a connection would be secured with bollards to limit vehicular traffic. East-west thoroughfares and/or paths on the VAMC north parcel that connect public streets or roads on either side of this parcel shall be conducive to the recreational use of these properties and vehicular traffic can similarly be limited by the use of bollards.

- Recreational Greenway Loop
- Open Space

N

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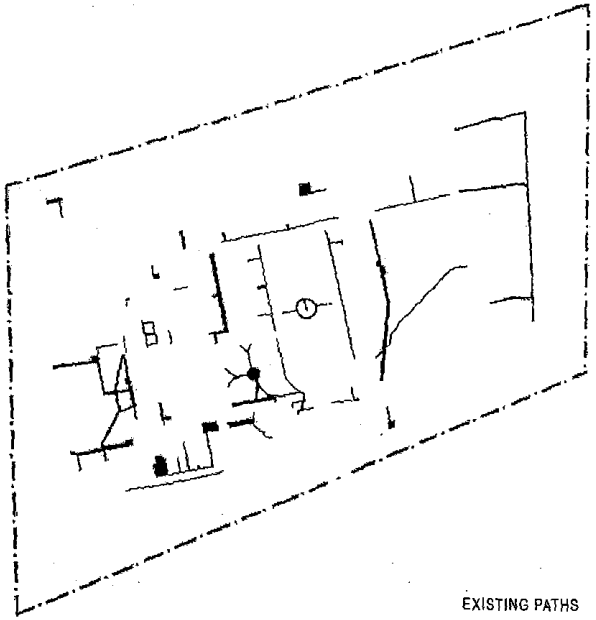
SECOND DRAFT

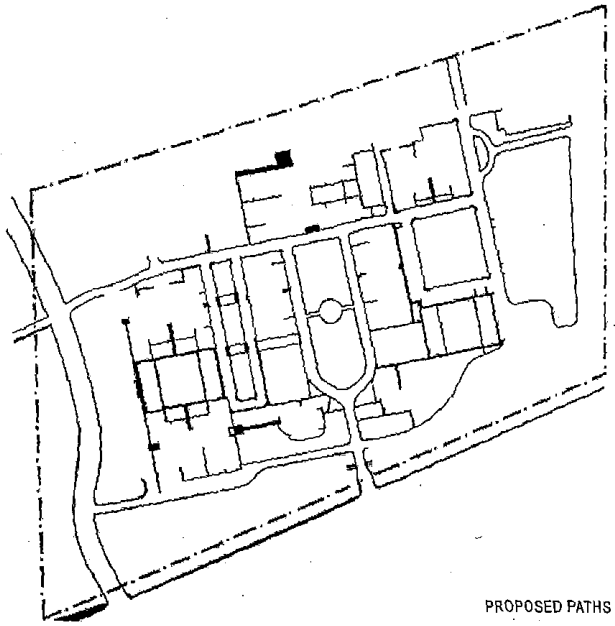
PLAN B2.3

VAMC MAIN PEDESTRIAN PATHS

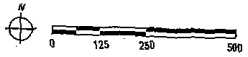
SECOND DRAFT



EXISTING PATHS



PROPOSED PATHS



B2.4 *PLAN*

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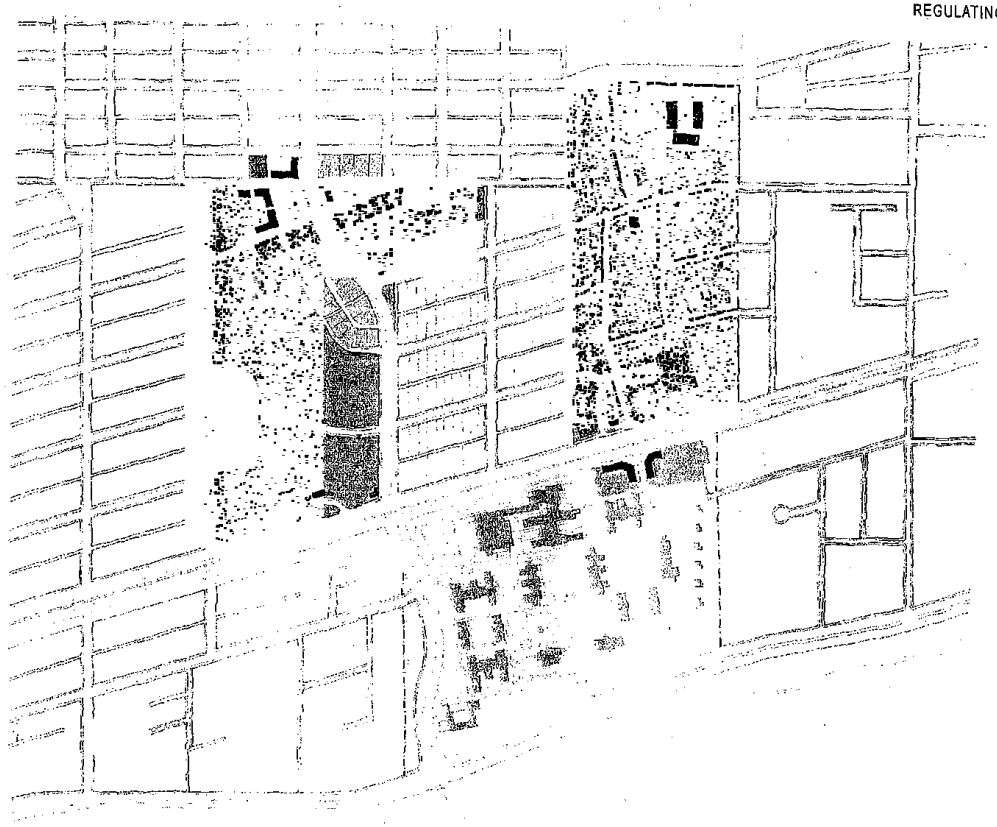
The Regulating Plan assigns the transect zones within the Master Plan. The transect zones impose the discipline of the distribution of lot sizes, setbacks, building types, frontage types, building heights and building function, which allow flexibility within specific parameters. Several building types can be found in every transect zone. For example the Urban Center transect zone may have apartments with or without retail on the ground floor, townhouses and live-work units, as well as purely commercial buildings.

TRANSECT ZONES

- T3. Sub-Urban
- T4. General Urban
- T4L General Urban (3-story Maximum)
- T5. Urban Center
- CS. Civic Space Reserve
- CB. Civic Building Reserve
- SD. Special District



REGULATING PLAN

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VAMC CAMPUS ILLUSTRATIVE PLAN

The VAMC campus plan envisions an active mixed-use district capable of attracting nearby neighbors, greater Gulfport residents, and outside visitors. To achieve this vision, several new buildings with a variety of uses are proposed for this historic site. Along with the preservation and redevelopment of existing buildings, the plan calls for the addition of a hotel, restaurants, conference/meeting space, retail, a mixture of residential units and recreational opportunities.

- Existing Buildings
- Proposed Buildings

SECOND DRAFT

B2.6 PLAN

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VAMC CAMPUS - ANNOTATED ILLUSTRATIVE PLAN

EXISTING BUILDING PROPOSED USES

1. Hotel Lobby (11,400 SF) and Rooms (11 keys)
2. Hotel Rooms (20 keys) and Service (28,000 SF)
3. Retail (16,000 SF) and Hotel Rooms (21 keys)
4. Retail (15,600 SF) and Hotel Rooms (21 keys)
5. Meeting Space (13,500 SF)

57. Hotel Rooms (62 keys)
62. Hotel Rooms (40 keys)
63. Chapel / Meeting Space (8,900 SF)
64. Restaurant (13,000 SF)

NEW BUILDING PROPOSED USES

A. Conference Center - 38,000 SF
B. Residential - 5,600 SF per Floor
C. Residential - 5,600 SF per Floor
D. Cottages - 6
E. Residential - 26 DU (at 1,000 SF +/-)
F. Commercial - 5,500 SF (on 2nd Floor)
G. Commercial - 5,500 SF (on 2nd Floor)
H. Commercial - 5,500 SF (on 2nd Floor)
I. Commercial - 5,500 SF (on 2nd Floor)
J. Residential - 38 DU (at 1,000 SF +/-)

- Hotel
- Meeting Space
- Residential
- Retail / restaurant
- Office

N

0 150 300 600

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SECOND DRAFT

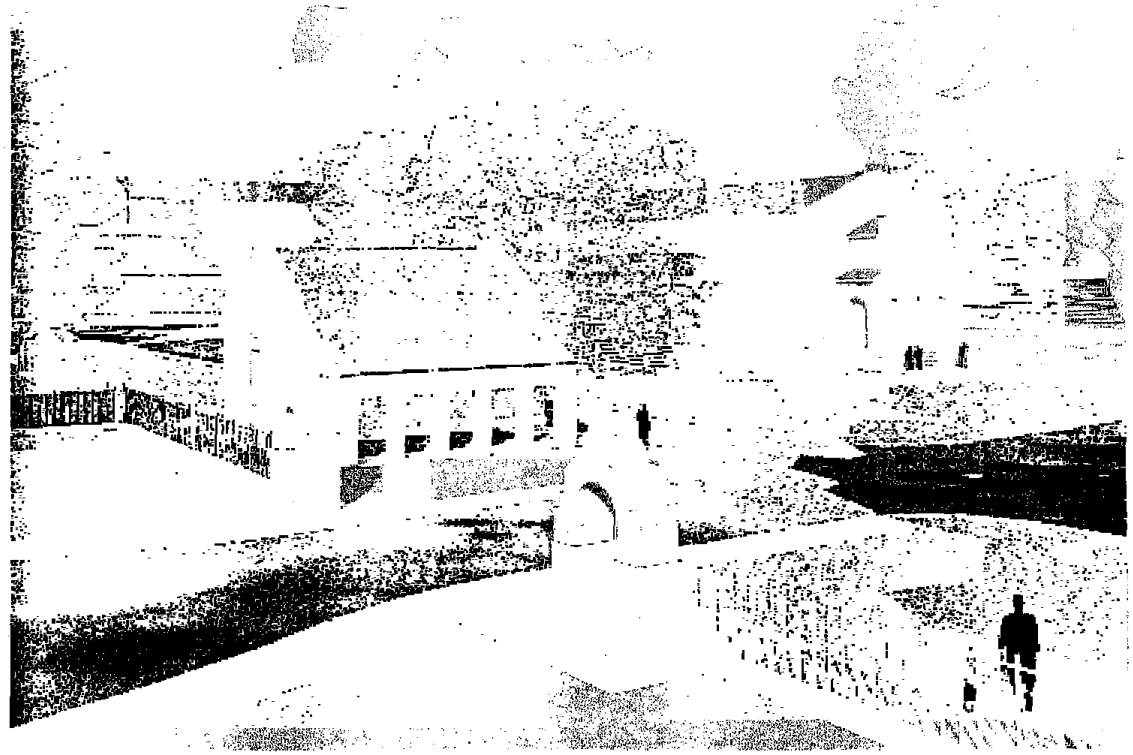
PLAN B2.7

VAMC CAMPUS - CONCEPTUAL RENDERING

SECOND DRAFT

LOCATION MAP

The illustration at right represents the proposed reconstruction of the original Veterans Administration gate, which is located at the site's south entrance accessed from Highway 90 (Beach Boulevard).



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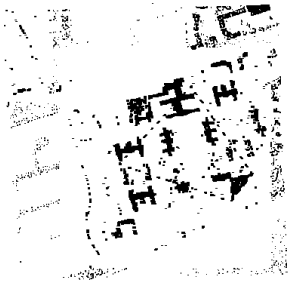
VAMC CAAMPUS - CONCEPTUAL RENDERING



Location map

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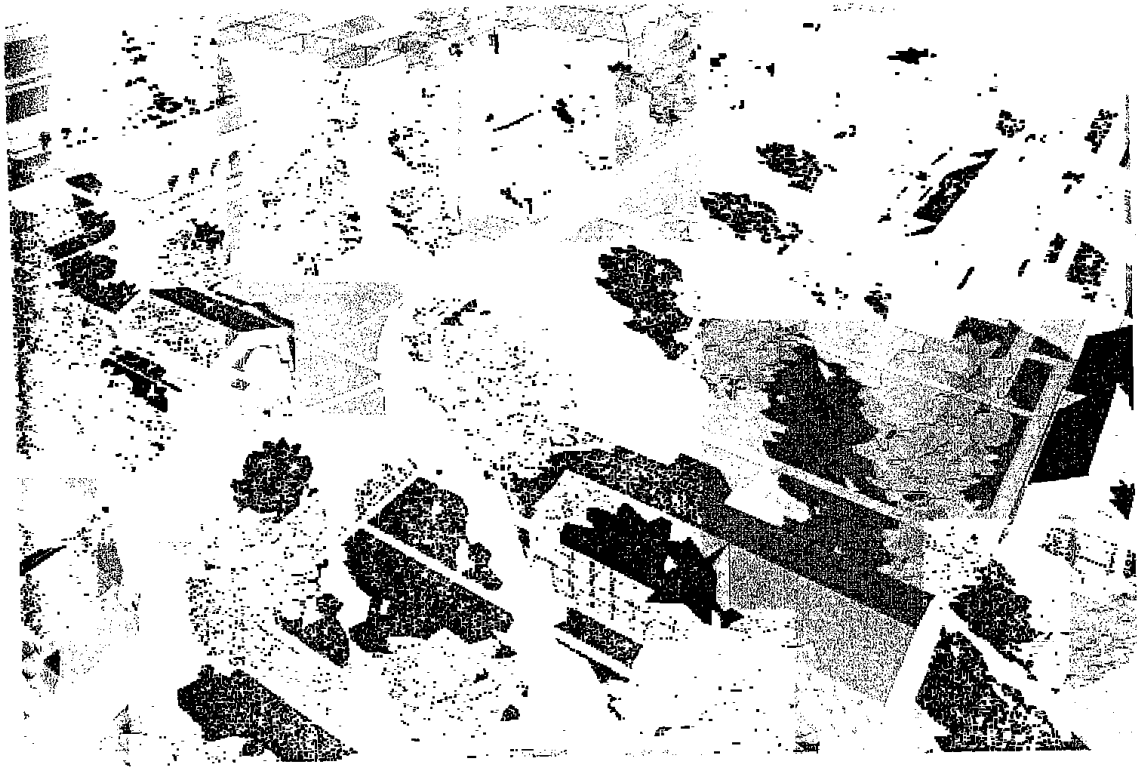

SECOND DRAFT

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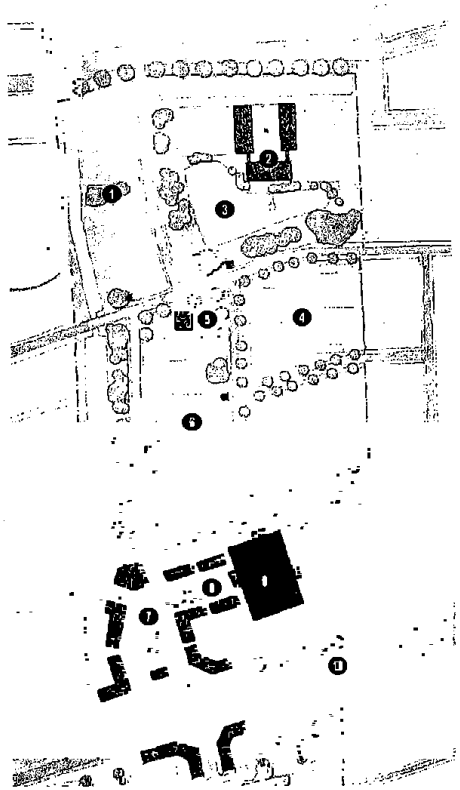
VAMC NORTH PARCEL ANNOTATED PLAN

KEY

1. Recreational Fields/ Open Space
2. Equestrian Center
3. Detention Pond
4. Soccer Fields
5. Pavilion
6. Recreational Fields/Facilities
7. Civic Square
8. Neighborhood Center
9. Gulfport Ballroom/Conference Space
10. CSX Railroad

Existing Buildings
Proposed Buildings



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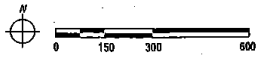

B2.10 PLAN

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VAMC NORTH PARCEL - NEIGHBORHOOD CENTER CONCEPTUAL RENDERING

LOCATION MAP

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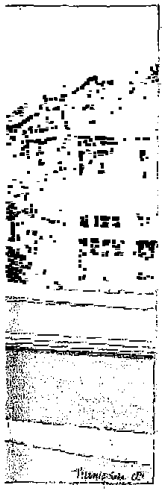

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PLAN B2.11

Councilmember Holmes-Hines made a motion to authorize the Gulfport Redevelopment Commission to seek funding for development on the north parcel of the Veteran's Administration property. The motion was duly seconded by Councilmember Smith and put to the following vote:

YEAS:	ABSENT:	NAYS:
Hollimon	Nalley	None
Roland		
Holmes-Hines		
Smith		
Carriere		
Resh		

Whereupon the President declared the motion carried.

****

Councilmember Carriere moved to hold a special meeting on Tuesday, March 31, 2009 at 5:30 p.m. regarding the appeal on Sandstone Villas – Case # 0811PC219. The motion was duly seconded by Councilmember Smith and put to the following vote:

YEAS:	ABSENT:	NAYS:
Hollimon	Nalley	Holmes-Hines
Roland		Resh
Smith		
Carriere		

Whereupon the President declared the motion carried.

****