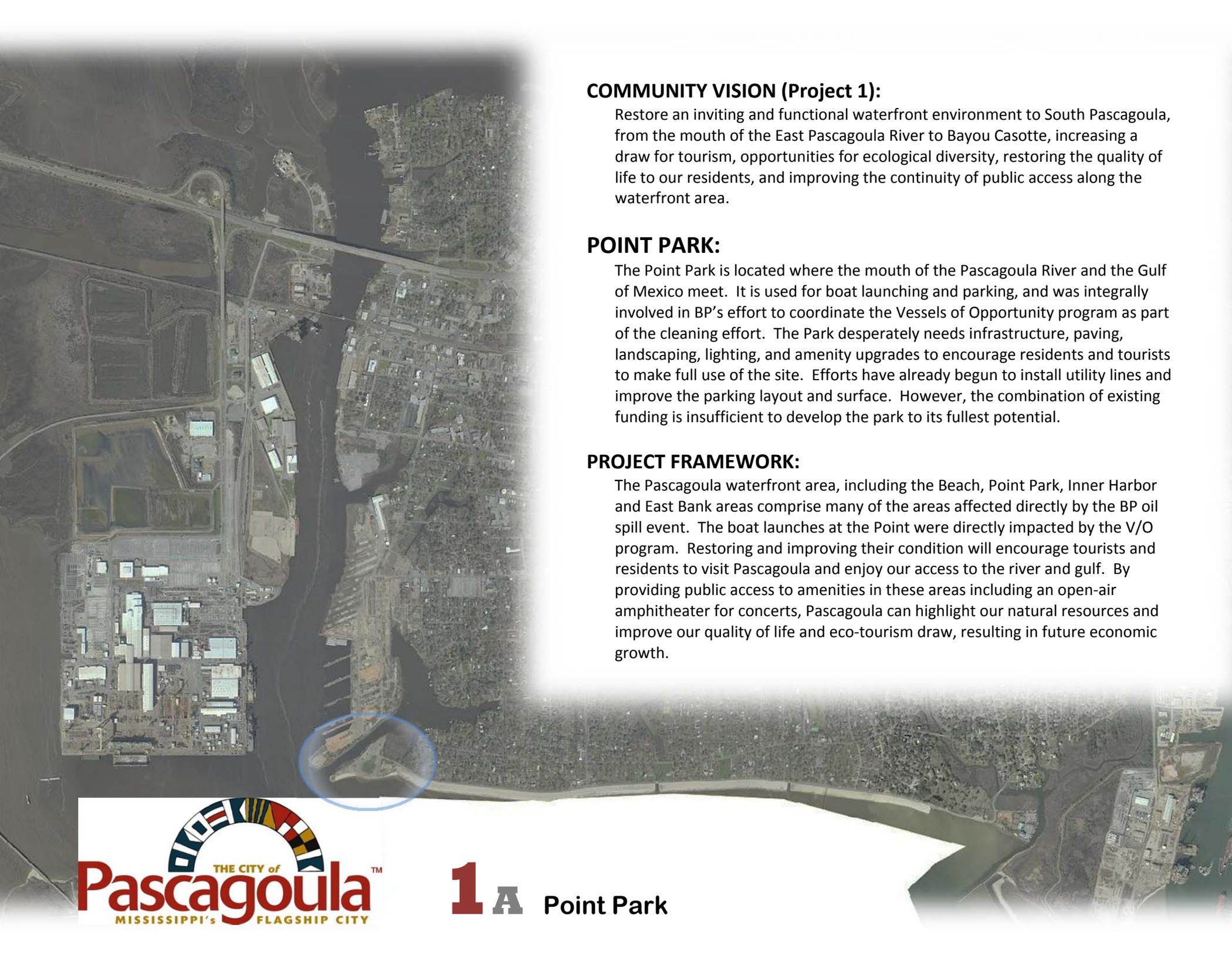




# Pascagoula Waterfront Project **Project 1**

Total Requested Funding: \$24,246,993

				
<p>The proposed project would complete the master plan for renovations for the Point Park, incorporating new boat launches, amphitheater, organized parking, boardwalks, lighting improvements, landscaping, and amenities including a restroom and fish cleaning station.</p>	<p>The Beach Promenade is currently funded for approximately 2,800' along the beachfront. Additional funding is needed to complete the Promenade for the full length of the newly constructed beach, for an additional length of 8,200'.</p>	<p>Sediment needs to be removed from the channel leading to Yazoo Lake to restore a functional navigational channel. Sediment gathered while access to the lake was limited during the oil spill response process.</p>	<p>The Inner Harbor is in need of repair, bulkhead replacement, upgrades to piers and boardwalks, dredging, paving upgrades, and improved signage. This proposed project will address these issues and provide a restored, improved harbor.</p>	<p>This project will enhance other activities along the waterfront by adding public access at the east end of the beach, provide pier access to the water, and provide a site for a public/private partnership to develop a restaurant site.</p>
<p><b>Requested Funds:</b> <b>\$13,035,000</b></p>	<p><b>Requested Funds:</b> <b>\$4,979,000</b></p>	<p><b>Requested Funds:</b> <b>\$1,170,000</b></p>	<p><b>Requested Funds:</b> <b>\$2,762,993</b></p>	<p><b>Requested Funds:</b> <b>\$2,300,000</b></p>
<p><b>1A</b> Point Park</p>	<p><b>1B</b> Beach Promenade</p>	<p><b>1C</b> Channel Dredging</p>	<p><b>1D</b> Inner Harbor</p>	<p><b>1E</b> Spinnaker Point</p>



## COMMUNITY VISION (Project 1):

Restore an inviting and functional waterfront environment to South Pascagoula, from the mouth of the East Pascagoula River to Bayou Casotte, increasing a draw for tourism, opportunities for ecological diversity, restoring the quality of life to our residents, and improving the continuity of public access along the waterfront area.

## POINT PARK:

The Point Park is located where the mouth of the Pascagoula River and the Gulf of Mexico meet. It is used for boat launching and parking, and was integrally involved in BP's effort to coordinate the Vessels of Opportunity program as part of the cleaning effort. The Park desperately needs infrastructure, paving, landscaping, lighting, and amenity upgrades to encourage residents and tourists to make full use of the site. Efforts have already begun to install utility lines and improve the parking layout and surface. However, the combination of existing funding is insufficient to develop the park to its fullest potential.

## PROJECT FRAMEWORK:

The Pascagoula waterfront area, including the Beach, Point Park, Inner Harbor and East Bank areas comprise many of the areas affected directly by the BP oil spill event. The boat launches at the Point were directly impacted by the V/O program. Restoring and improving their condition will encourage tourists and residents to visit Pascagoula and enjoy our access to the river and gulf. By providing public access to amenities in these areas including an open-air amphitheater for concerts, Pascagoula can highlight our natural resources and improve our quality of life and eco-tourism draw, resulting in future economic growth.

## Relevance to RESTORE Committee Goals:

- Development of the Point will support **Tourism** to our area by providing access to the Pascagoula River and Mississippi Sound for boaters and fishermen while providing amenities supporting concerts and a variety of outdoor activities. The addition of walking piers into the Sound will be a welcome destination for visitors looking for access to our coastal waters.
- Construction of this project will include **Restoration** components, as grassed areas and natural plantings are included in the plan. The site has been primarily rock and gravel for years, and the addition of natural plantings will increase the potential for bio-diversity.
- These improvements will help to support the recreational **Seafood** activities in the Coast area by providing improved launches, improved parking, and piers for fishing rodeos including weigh and cleaning stations.

## Related Ongoing Work and Funding:



Crews are already installing utilities (photo to left) to support development at the Point Park.

FEMA funding from Katrina recovery will also be used to add some riprap and driving surface materials in a project under construction.

An additional project is currently in planning stages, using CIAP and Tidelands funding, to begin the parking and driving surface improvements. Some of the planned pier improvements will be included in this phase of work as well.

RESTORE funding would be used to leverage these projects, already underway, to fully develop and enhance one of the properties most directly impacted in Pascagoula by the oil spill and subsequent cleaning efforts.

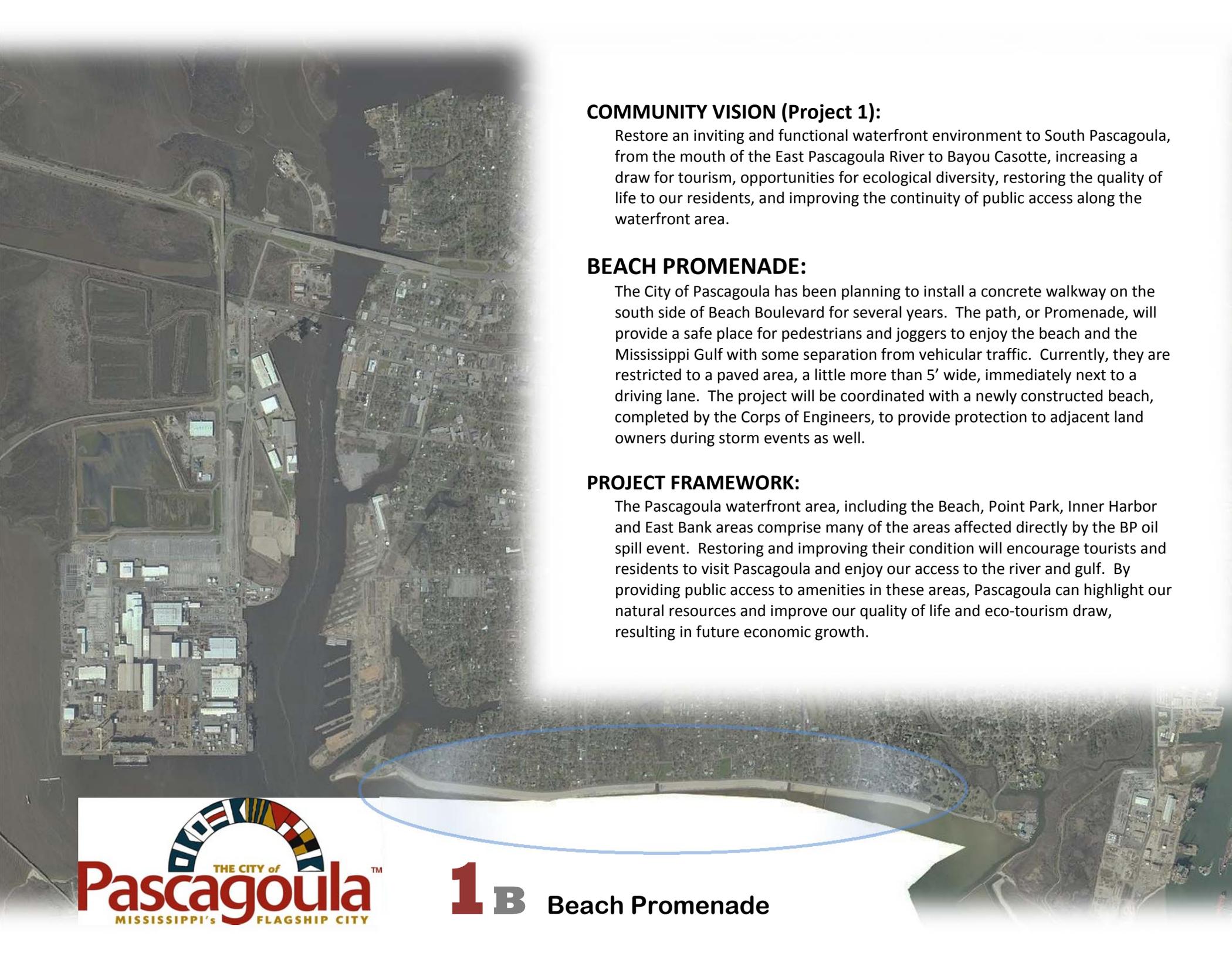
## Preliminary Project Cost Estimate:

Below is a complete master plan of improvements planned for this site. Presently, the City expects to have approximately \$1M in funding available from sources mentioned to complete a first phase of the work.



The project as shown is estimated to cost just over \$14M. To leverage the \$1M in funding already acquired by the City, RESTORE funds are requested to complete the work as follows:

• Site Improvements:	\$4,085,000
• Paving / Striping:	\$2,870,000
• Boat Ramps:	\$ 690,000
• Sheet Pile Wall:	\$ 625,000
• Boardwalks:	\$3,535,000
• Landscaping:	\$ 195,000
• Restroom:	\$ 175,000
• Electrical / Lighting:	\$ 400,000
• Stage / Ampitheater:	\$ 115,000
• Admin / Legal:	\$ 255,000
• Engineering & Inspection:	\$1,100,000
• Less Existing funding:	(\$1,000,000)
<b>• Total Estimated Cost:</b>	<b>\$13,035,000</b>



### **COMMUNITY VISION (Project 1):**

Restore an inviting and functional waterfront environment to South Pascagoula, from the mouth of the East Pascagoula River to Bayou Casotte, increasing a draw for tourism, opportunities for ecological diversity, restoring the quality of life to our residents, and improving the continuity of public access along the waterfront area.

### **BEACH PROMENADE:**

The City of Pascagoula has been planning to install a concrete walkway on the south side of Beach Boulevard for several years. The path, or Promenade, will provide a safe place for pedestrians and joggers to enjoy the beach and the Mississippi Gulf with some separation from vehicular traffic. Currently, they are restricted to a paved area, a little more than 5' wide, immediately next to a driving lane. The project will be coordinated with a newly constructed beach, completed by the Corps of Engineers, to provide protection to adjacent land owners during storm events as well.

### **PROJECT FRAMEWORK:**

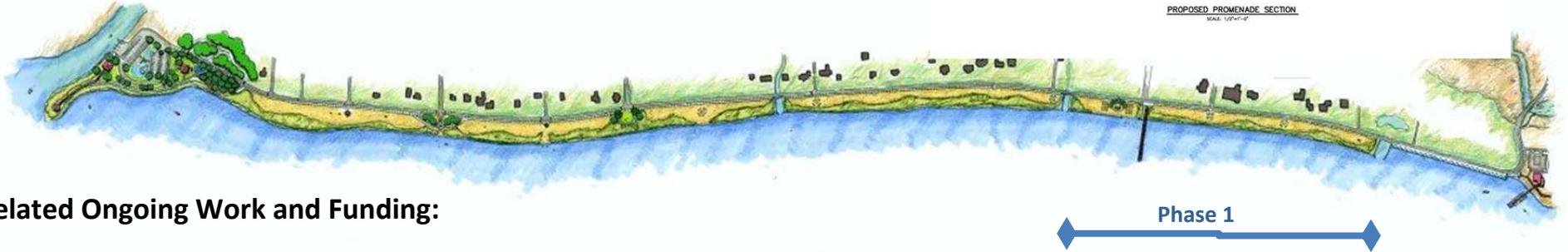
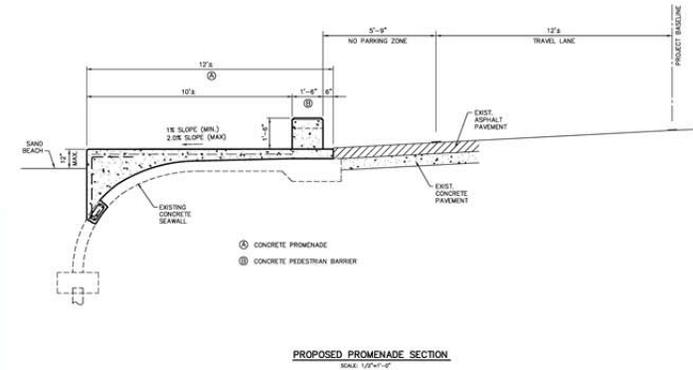
The Pascagoula waterfront area, including the Beach, Point Park, Inner Harbor and East Bank areas comprise many of the areas affected directly by the BP oil spill event. Restoring and improving their condition will encourage tourists and residents to visit Pascagoula and enjoy our access to the river and gulf. By providing public access to amenities in these areas, Pascagoula can highlight our natural resources and improve our quality of life and eco-tourism draw, resulting in future economic growth.

## Relevance to RESTORE Committee Goals:

- A complete Promenade, for the length of the waterfront beach area will promote **Tourism** in Pascagoula and along the Coast by providing one more direct access point to Gulf waters, our main attraction.
- **Infrastructure** goals will be met with the addition of several construction related jobs created or retained through a multi-million dollar construction project.
- The Promenade will support **Economic Development** by improving the quality of life in Pascagoula, which has been a barrier to local industries recruiting their engineering and management staff to live locally in the past.

## Preliminary Project Costs:

Typical cross section of Promenade:



## Related Ongoing Work and Funding:

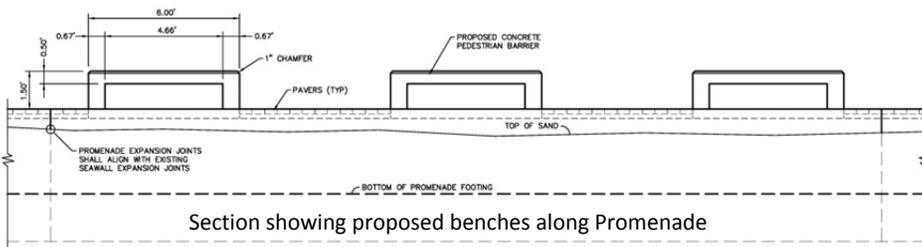
The City has obtained funding for a first phase of this project through MDOT Transportation Enhancement funds, a Tidelands grant and HUD/EDI funding. The first phase will construct a Promenade along the beach, in the area that existed prior to the COE project. In the photo above, this phase will include approximately one quarter of the length of the area shown, at the right end of the photo.

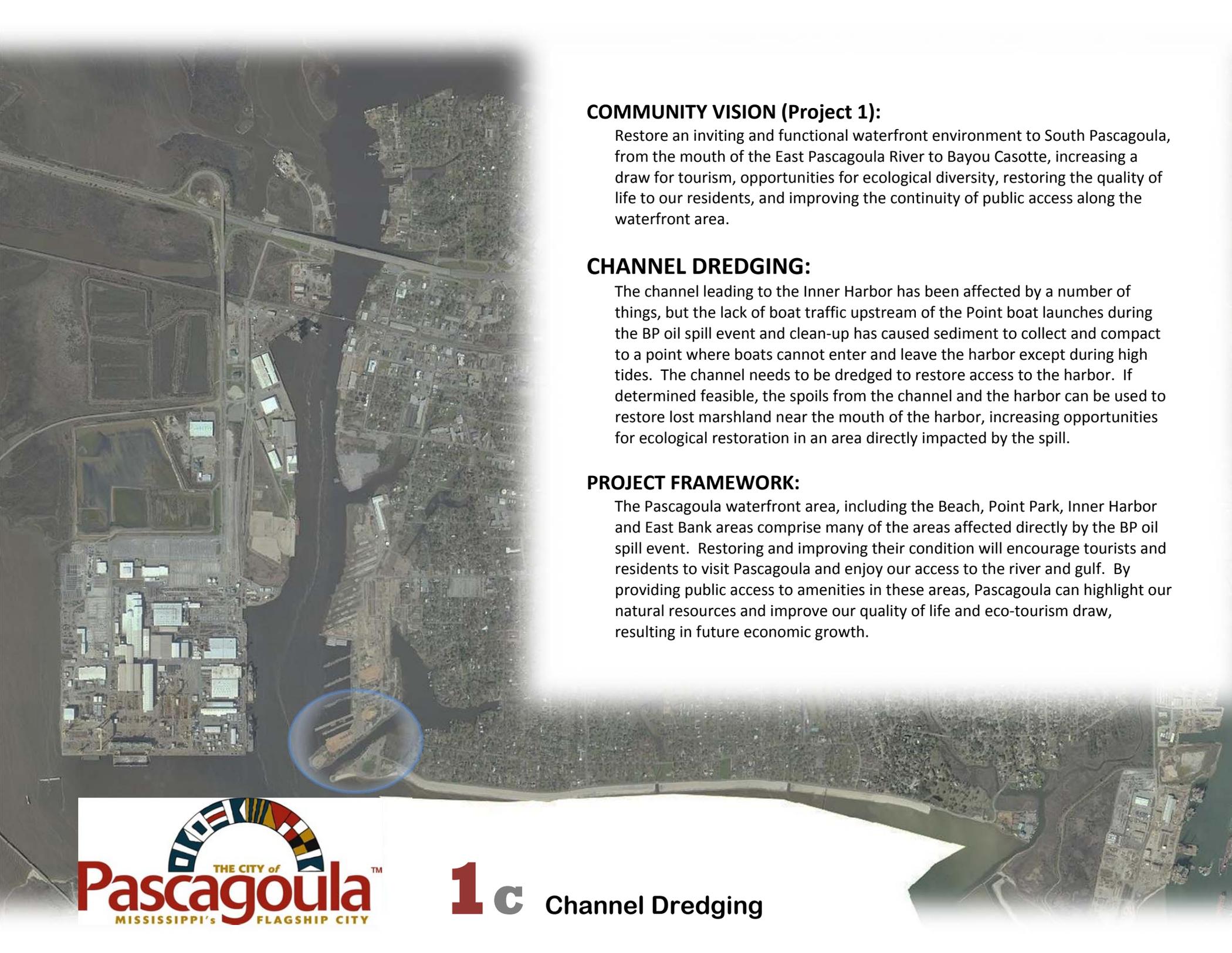
Plans and Specifications for this first phase are currently being reviewed by MDOT for final authority to move forward with advertising for bids. The City hopes to advertise in November and take bids on the first phase shortly after the first of the year.

Although the first phase of this project (2,800') has not bid at this point, estimates for the work remaining to be done (8,200') are based on the costs per linear foot we expect on the first bid:

- Concrete Promenade: \$1,820,400
- Electrical Upgrades: \$ 680,600
- Safety Barriers: \$ 328,000
- Pedestrian Bridges: \$ 150,000
- Additional Parking areas: \$ 600,000
- Amenities (pavilions, concrete pads, showers, water fountains, etc.) \$ 750,000
- Engineering Design & Inspection \$ 650,000

**Total Estimated Cost: \$4,979,000**





### **COMMUNITY VISION (Project 1):**

Restore an inviting and functional waterfront environment to South Pascagoula, from the mouth of the East Pascagoula River to Bayou Casotte, increasing a draw for tourism, opportunities for ecological diversity, restoring the quality of life to our residents, and improving the continuity of public access along the waterfront area.

### **CHANNEL DREDGING:**

The channel leading to the Inner Harbor has been affected by a number of things, but the lack of boat traffic upstream of the Point boat launches during the BP oil spill event and clean-up has caused sediment to collect and compact to a point where boats cannot enter and leave the harbor except during high tides. The channel needs to be dredged to restore access to the harbor. If determined feasible, the spoils from the channel and the harbor can be used to restore lost marshland near the mouth of the harbor, increasing opportunities for ecological restoration in an area directly impacted by the spill.

### **PROJECT FRAMEWORK:**

The Pascagoula waterfront area, including the Beach, Point Park, Inner Harbor and East Bank areas comprise many of the areas affected directly by the BP oil spill event. Restoring and improving their condition will encourage tourists and residents to visit Pascagoula and enjoy our access to the river and gulf. By providing public access to amenities in these areas, Pascagoula can highlight our natural resources and improve our quality of life and eco-tourism draw, resulting in future economic growth.

## Relevance to RESTORE Committee Goals:

- Access to water bodies and harbors along the coast is one of the main driving factors for **Tourism** to our area. Improving access to a public harbor will support this goal.
- This will be a tremendous **Restoration** project if it can be determined that spoils from the channel and the harbor can be used to restore lost marshland (see below). The two pictures depict the difference in the area between 1992 and 2010. The addition of the marshland will improve water quality while restoring habitat for our local natural resources.
- Restoration of the harbor and channel will continue to foster a spirit of **Economic Development** in Pascagoula through the restoration of quality of life elements much needed.



Marsh existing in 1992

## Related Ongoing Work and Funding:

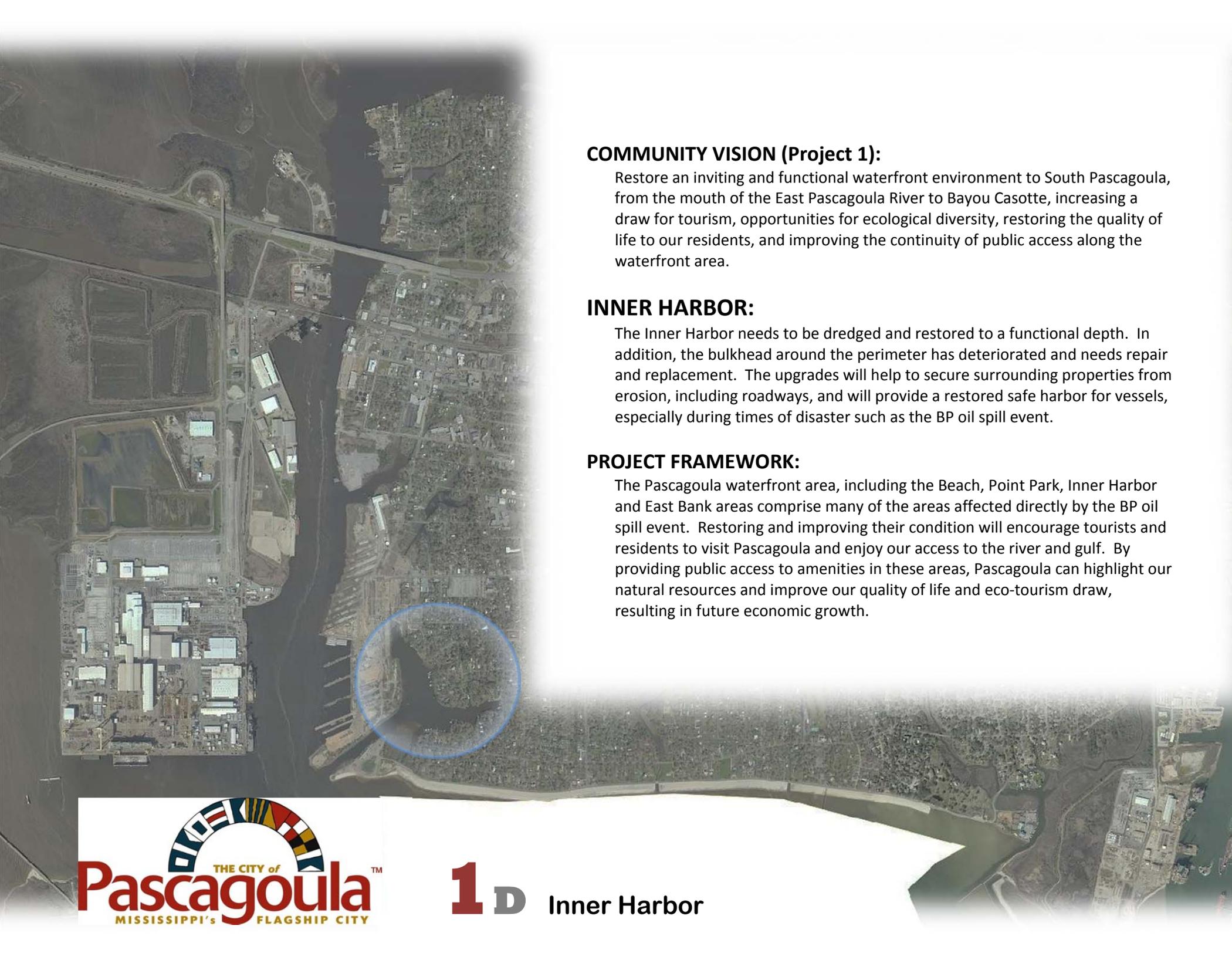
Jackson County and local community members have all expressed a strong interest in accomplishing the goal of channel dredging at this location. Projects are also being prepared to include dredging and improvements in the harbor, as well as construction of a jetty at the south end of the point. The jetty will help prevent further siltation in this area, and the harbor improvements will work with this dredging to provide a viable harbor for tourists and residents.

## Preliminary Project Costs:

- |                                |                       |
|--------------------------------|-----------------------|
| • Sediment Removal / Dredging: | \$ 880,000.00         |
| • Marsh Construction:          | \$ 220,000.00         |
| • Engineering / Inspection:    | \$ 70,000.00          |
| <b>• Estimated Total Cost:</b> | <b>\$1,170,000.00</b> |



Marsh remaining in 2010



### **COMMUNITY VISION (Project 1):**

Restore an inviting and functional waterfront environment to South Pascagoula, from the mouth of the East Pascagoula River to Bayou Casotte, increasing a draw for tourism, opportunities for ecological diversity, restoring the quality of life to our residents, and improving the continuity of public access along the waterfront area.

### **INNER HARBOR:**

The Inner Harbor needs to be dredged and restored to a functional depth. In addition, the bulkhead around the perimeter has deteriorated and needs repair and replacement. The upgrades will help to secure surrounding properties from erosion, including roadways, and will provide a restored safe harbor for vessels, especially during times of disaster such as the BP oil spill event.

### **PROJECT FRAMEWORK:**

The Pascagoula waterfront area, including the Beach, Point Park, Inner Harbor and East Bank areas comprise many of the areas affected directly by the BP oil spill event. Restoring and improving their condition will encourage tourists and residents to visit Pascagoula and enjoy our access to the river and gulf. By providing public access to amenities in these areas, Pascagoula can highlight our natural resources and improve our quality of life and eco-tourism draw, resulting in future economic growth.



**1 D** Inner Harbor

### Relevance to RESTORE Committee Goals:

Dredging and repairing the harbor will allow visiting boaters to support our **Tourism** industry through access to a safe boat storage location. If the dredge material can be determined suitable, marsh lands can be recreated near the entrance to the harbor, supporting the goals of the **Restoration** committee. Through improving the quality of life of our residents and visitors, the **Economic Development** goal will be addressed as well.



Condition of section of existing bulkhead

### Related Ongoing Work and Funding:

Pascagoula Street, immediately to the east, was just recently reconstructed through a combination of MDOT Katrina funds and local City investment into the infrastructure below. One of the major elements of the infrastructure improvements was an upgrade to the box culvert entering the harbor. Bulkhead conditions surrounding this upgrade are of concern, however, as deteriorated sections allow earth to migrate through and into the water body, causing a decrease in the depth of navigable water.

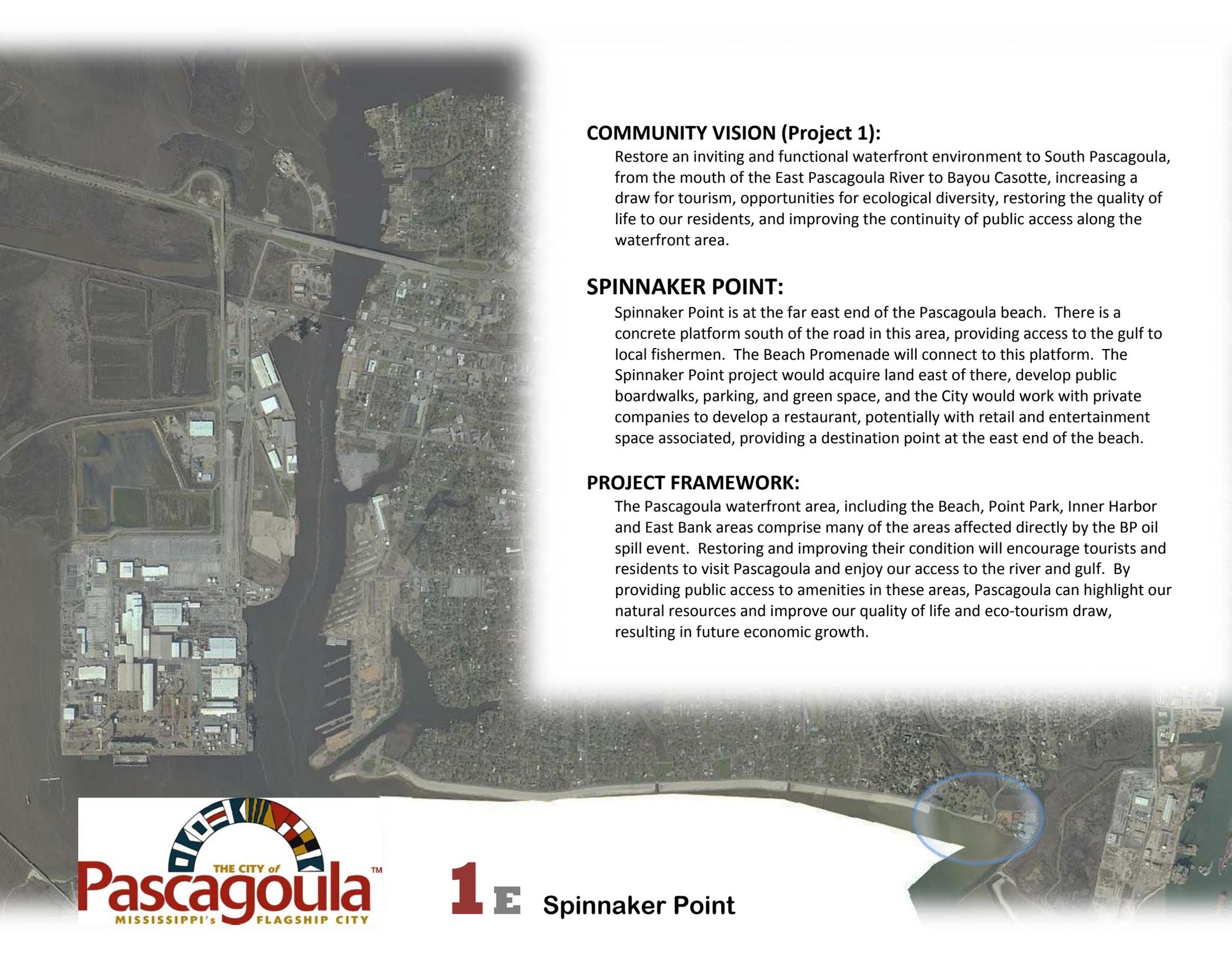
### Preliminary Project Costs:

Preliminary costs are taken from estimates done by Jackson County for a similar request to dredge the harbor area and the Pascagoula Parks & Recreation Department (PPRD) Comprehensive Master Plan completed by Lose & Associates, Inc.:

• Sediment Removal / Dredging:	\$1,044,543.00
• Marina Redevelopment:	\$1,400,000.00
• Demolition:	\$50,000.00
• Site Development:	\$5,000.00
• Paving:	\$2,950.00
• Signage:	\$10,500.00
• Engineering / Inspection:	\$250,000.00
• <b>Estimated Total Cost:</b>	<b>\$2,762,993.00</b>



Seen above are several of the boats that currently use the Inner Harbor. Some of them have trouble navigating the harbor and the channel leading to the Gulf.



### **COMMUNITY VISION (Project 1):**

Restore an inviting and functional waterfront environment to South Pascagoula, from the mouth of the East Pascagoula River to Bayou Casotte, increasing a draw for tourism, opportunities for ecological diversity, restoring the quality of life to our residents, and improving the continuity of public access along the waterfront area.

### **SPINNAKER POINT:**

Spinnaker Point is at the far east end of the Pascagoula beach. There is a concrete platform south of the road in this area, providing access to the gulf to local fishermen. The Beach Promenade will connect to this platform. The Spinnaker Point project would acquire land east of there, develop public boardwalks, parking, and green space, and the City would work with private companies to develop a restaurant, potentially with retail and entertainment space associated, providing a destination point at the east end of the beach.

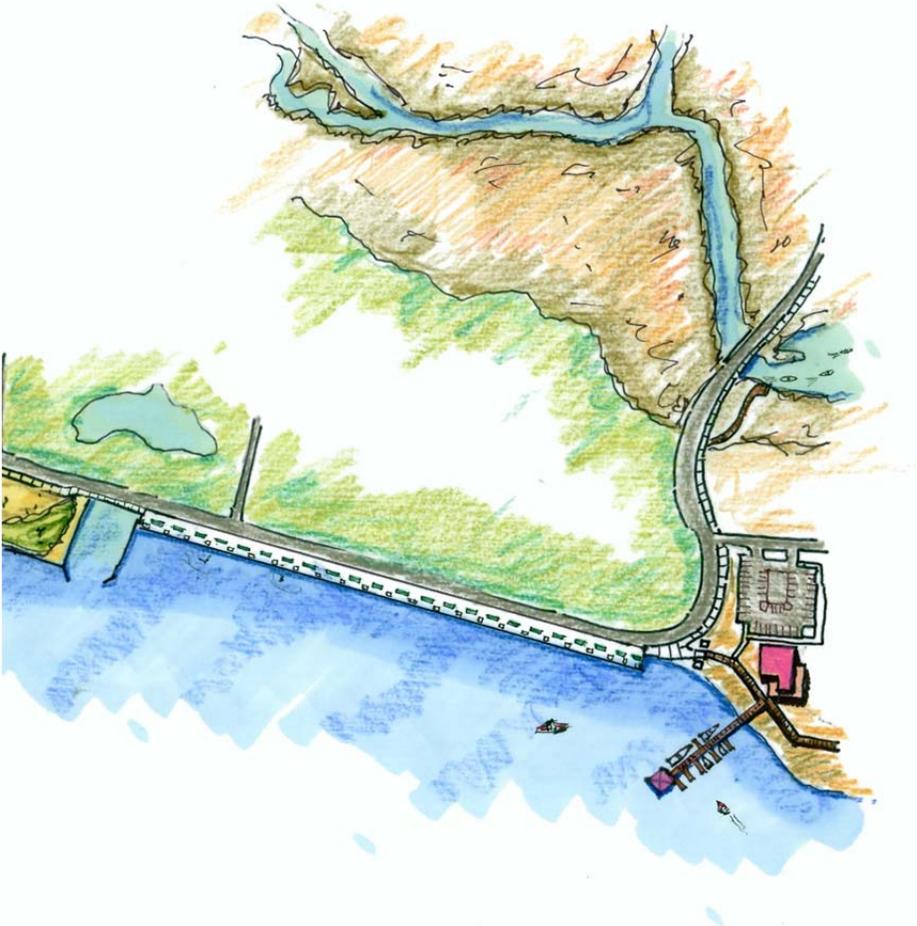
### **PROJECT FRAMEWORK:**

The Pascagoula waterfront area, including the Beach, Point Park, Inner Harbor and East Bank areas comprise many of the areas affected directly by the BP oil spill event. Restoring and improving their condition will encourage tourists and residents to visit Pascagoula and enjoy our access to the river and gulf. By providing public access to amenities in these areas, Pascagoula can highlight our natural resources and improve our quality of life and eco-tourism draw, resulting in future economic growth.

## Relevance to RESTORE Committee Goals:

**Tourism** goals will be met by attracting people to a waterfront restaurant venue, with ample public access points to make the site attractive. The construction of public components of this project will meet

**Infrastructure** goals by investing in construction efforts that will also result in job creation and retention, with the construction of a new business. Both **Small Business** and **Economic Development** goals will be met with a public/private partnership to develop a site ready for construction of a restaurant. The local **Workforce** will be stronger with the addition of service industry jobs, a local site that has been vacant since Katrina will be developed in a way to support **Restoration** goals, and our local **Seafood** industry will be supported with the addition of (hopefully) a locally-operated seafood restaurant on the Gulf.



## Related Ongoing Work and Funding:

This project will be constructed at the east end of an ongoing project, the Beach Promenade. Funding from MDOT TE, Tidelands, and EDI/HUD programs is already in place to fund the first phase of the promenade project. The current project will end where the sand ends on the east limit of the project. The proposed Spinnaker Point project would add amenities to the concrete boardwalk area east of the sand, making that area safer and more useful to pedestrians, bikers, and fishermen.

Beyond the existing concrete, to the east, a wooden boardwalk and pier would be added, the property would be cleaned and restored, and grasses would be planted along the shoreline to protect it from erosion, similar to neighboring property at the Pascagoula Yacht Club. A recent DEQ/CDBG project installed water and sewer mains along the roadway in this area to support growth just like this. Once the public components are complete, the City will solicit private investment funds to develop a restaurant and retail business at the site.



View of proposed site



Concrete Boardwalk

## Preliminary Project Costs:

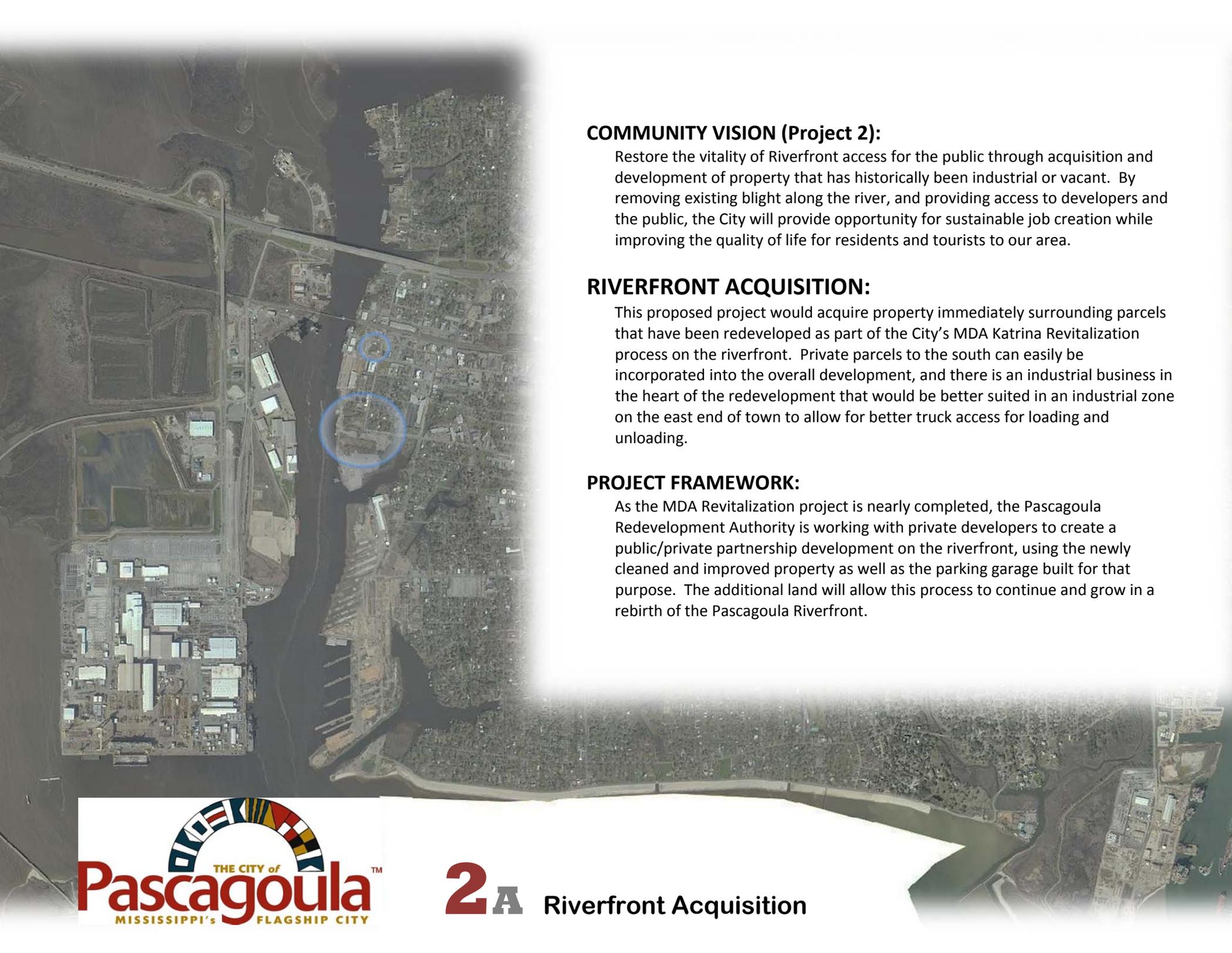
• Property Acquisition:	\$1,000,000
• Demolition/Removals:	\$ 25,000
• Amenities on Concrete Boardwalk:	\$ 65,000
• Parking and Site Access:	\$ 360,000
• Wooden Boardwalk:	\$ 330,000
• Wooden Pier:	\$ 360,000
• Legal / Property Negotiations:	\$ 20,000
• Engineering and Inspection:	\$ 140,000
• <b>Total Estimated Cost:</b>	<b>\$2,300,000</b>



# Pascagoula Riverfront Project **Project 2**

Total Requested Funding: \$423,993,000

				
<p>Property acquisition will allow the Riverfront Redevelopment project, started with MDA/CDBG funding to continue to grow both north and south. The project includes acquisition and infrastructure upgrades.</p>	<p>The Wastewater Treatment Plant (WWTP) that exists in downtown Pascagoula is better suited outside of a highly populated area, and could be built more resiliently and with a higher level of treatment if the opportunity were available.</p>	<p>This project consists of acquisition of four nearby properties, and site improvements to those as well as existing public lands. Parking, museum space, trails, additional piers, playgrounds and educational signage are just some of the items that could be included in this overall master plan.</p>	<p>Connecting the bayou north of Lake Yazoo to the lake with an open channel rather than the concrete pipes of today will restore natural ecology, allow for recreation opportunities, and promote natural tidal flushing of the water bodies.</p>	<p>Property owned by the Fletchas family has long been used as an industrial shipyard on some of the most attractive waterfront property in the City. This project proposes to acquire the property, remediate, and clear it for further development.</p>
<p><b>Requested Funds:</b> <b>\$5,686,000</b></p>	<p><b>Requested Funds:</b> <b>\$400,000,000</b></p>	<p><b>Requested Funds:</b> <b>\$7,560,000</b></p>	<p><b>Requested Funds:</b> <b>\$1,887,000</b></p>	<p><b>Requested Funds:</b> <b>\$8,860,000</b></p>
<p><b>2A</b> <b>Riverfront Acquisition</b></p>	<p><b>2B</b> <b>WWTP Relocation</b></p>	<p><b>2C</b> <b>Lighthouse Park</b></p>	<p><b>2D</b> <b>Ingalls Drainage</b></p>	<p><b>2E</b> <b>Fletchas Acquisition</b></p>



### **COMMUNITY VISION (Project 2):**

Restore the vitality of Riverfront access for the public through acquisition and development of property that has historically been industrial or vacant. By removing existing blight along the river, and providing access to developers and the public, the City will provide opportunity for sustainable job creation while improving the quality of life for residents and tourists to our area.

### **RIVERFRONT ACQUISITION:**

This proposed project would acquire property immediately surrounding parcels that have been redeveloped as part of the City's MDA Katrina Revitalization process on the riverfront. Private parcels to the south can easily be incorporated into the overall development, and there is an industrial business in the heart of the redevelopment that would be better suited in an industrial zone on the east end of town to allow for better truck access for loading and unloading.

### **PROJECT FRAMEWORK:**

As the MDA Revitalization project is nearly completed, the Pascagoula Redevelopment Authority is working with private developers to create a public/private partnership development on the riverfront, using the newly cleaned and improved property as well as the parking garage built for that purpose. The additional land will allow this process to continue and grow in a rebirth of the Pascagoula Riverfront.

## Relevance to RESTORE Committee Goals:

Development of the Riverfront property with restaurants and retail opportunities will support the **Tourism** industry in Pascagoula. The addition of property to the existing revitalization effort will require **Infrastructure** improvements with roadwork, utilities, and site improvements that will support job creation and retention in the future through the creation of **Small Businesses**. Depending on the type of development that is built on the acquired property, **Workforce** development opportunities may be possible, and **Economic Development** will be a natural result of the extension of the riverfront revitalization effort.

## Related Ongoing Work and Funding:

The focus of Pascagoula's MDA/CDBG Katrina Revitalization efforts was on the Riverfront, between the parcels shown here for consideration.

The two parcels outlined in yellow in the photo to the right show the parcels for consideration. The area between with newly disturbed earth, is the construction project for the riverfront now nearing completion. In the center of the photo, just to the left, is the new public parking garage.

At the top of the photo, the cottage re-use project, Anchor Square is visible.

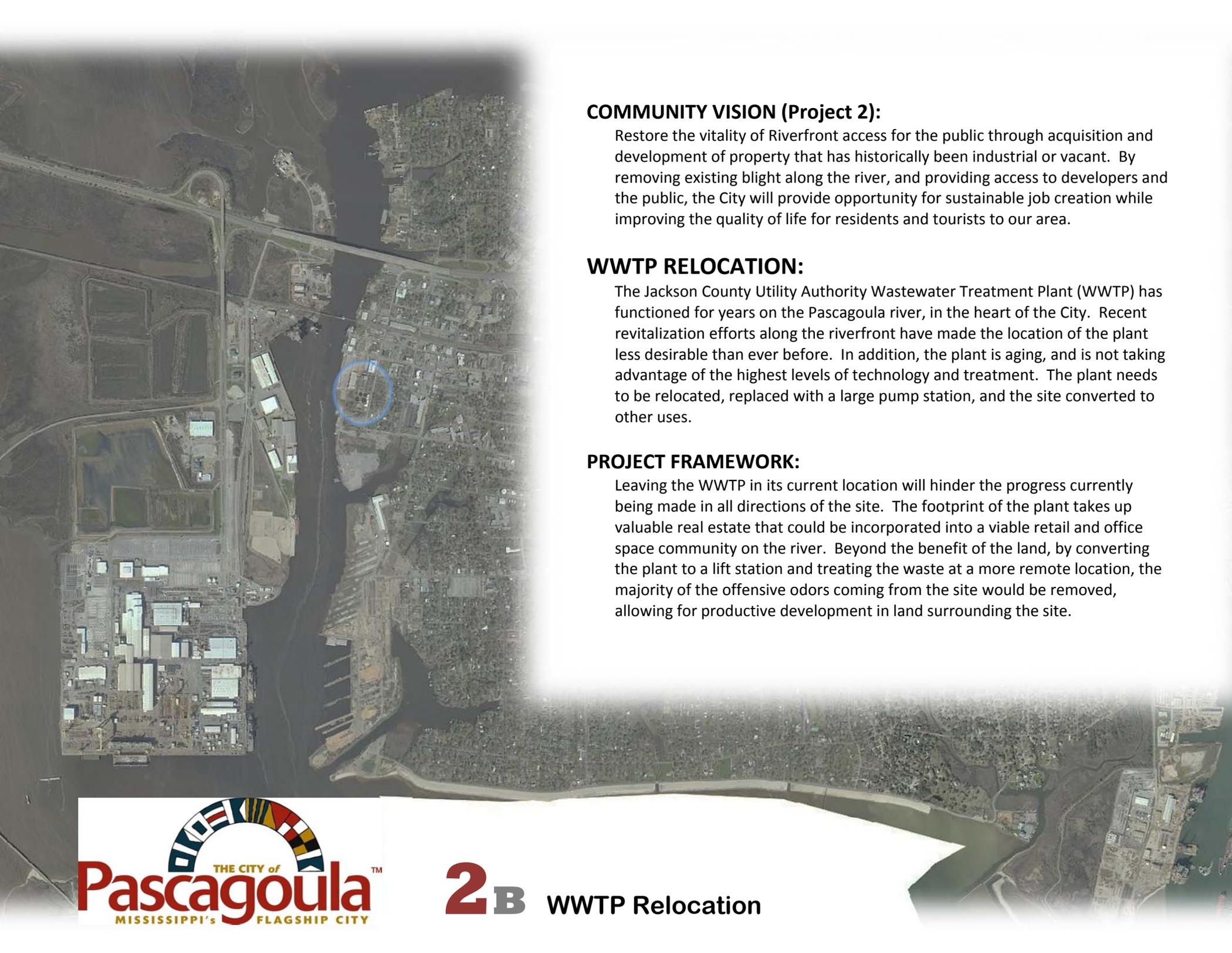
From this perspective, it is easy to see how these two areas will help to expand the progress made to date and allow for additional development.



## Preliminary Project Costs:

- Acquisition of Property:
  - Maymar (above): \$1,200,000
  - Front Street (below): \$3,800,000
- Clearing / Demolition: \$ 50,000
- Infrastructure Upgrades: \$ 550,000
- Legal: \$ 20,000
- Engineering/Inspection: \$ 66,000
  
- **Total Estimated Cost: \$5,686,000**





### **COMMUNITY VISION (Project 2):**

Restore the vitality of Riverfront access for the public through acquisition and development of property that has historically been industrial or vacant. By removing existing blight along the river, and providing access to developers and the public, the City will provide opportunity for sustainable job creation while improving the quality of life for residents and tourists to our area.

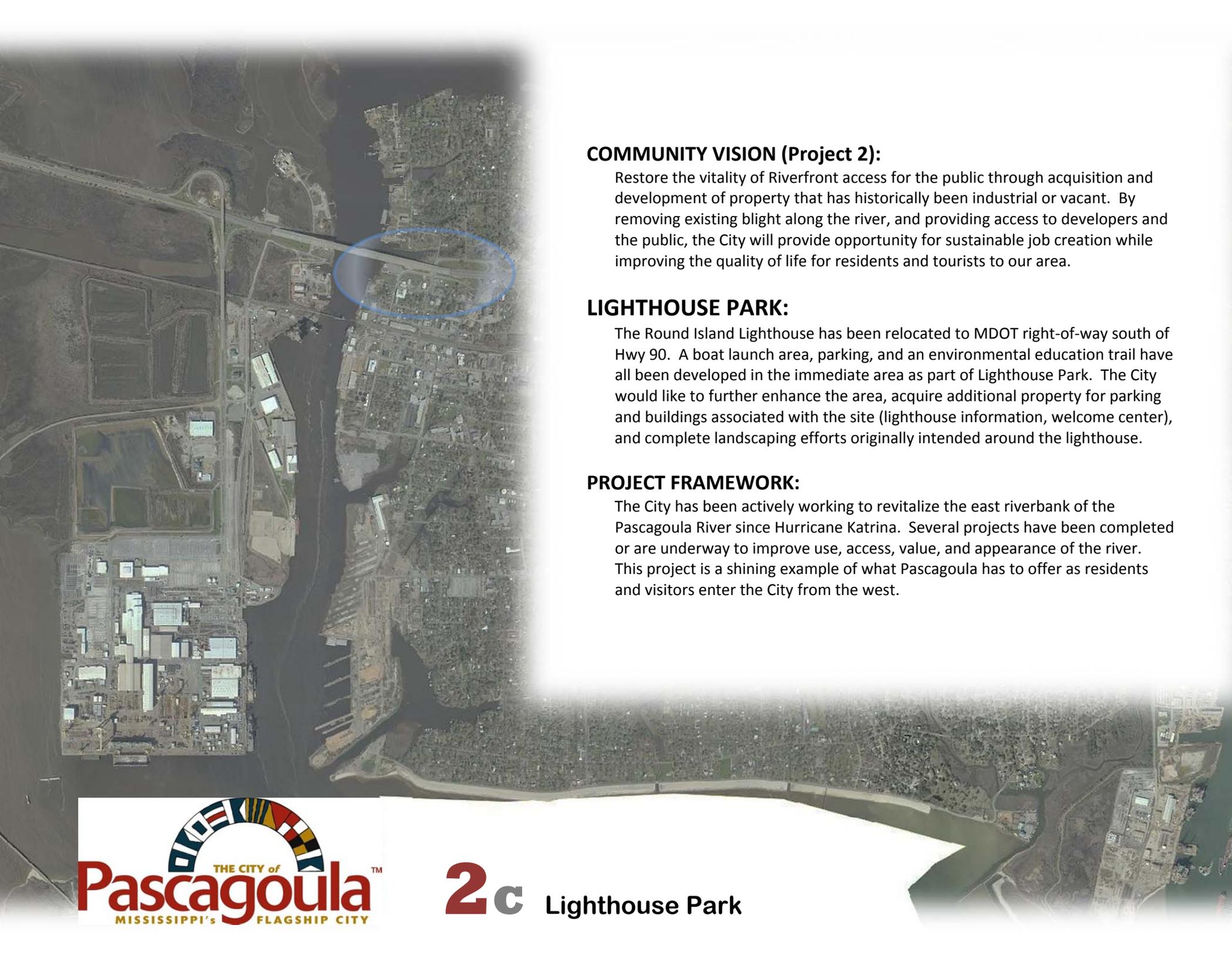
### **WWTP RELOCATION:**

The Jackson County Utility Authority Wastewater Treatment Plant (WWTP) has functioned for years on the Pascagoula river, in the heart of the City. Recent revitalization efforts along the riverfront have made the location of the plant less desirable than ever before. In addition, the plant is aging, and is not taking advantage of the highest levels of technology and treatment. The plant needs to be relocated, replaced with a large pump station, and the site converted to other uses.

### **PROJECT FRAMEWORK:**

Leaving the WWTP in its current location will hinder the progress currently being made in all directions of the site. The footprint of the plant takes up valuable real estate that could be incorporated into a viable retail and office space community on the river. Beyond the benefit of the land, by converting the plant to a lift station and treating the waste at a more remote location, the majority of the offensive odors coming from the site would be removed, allowing for productive development in land surrounding the site.





### **COMMUNITY VISION (Project 2):**

Restore the vitality of Riverfront access for the public through acquisition and development of property that has historically been industrial or vacant. By removing existing blight along the river, and providing access to developers and the public, the City will provide opportunity for sustainable job creation while improving the quality of life for residents and tourists to our area.

### **LIGHTHOUSE PARK:**

The Round Island Lighthouse has been relocated to MDOT right-of-way south of Hwy 90. A boat launch area, parking, and an environmental education trail have all been developed in the immediate area as part of Lighthouse Park. The City would like to further enhance the area, acquire additional property for parking and buildings associated with the site (lighthouse information, welcome center), and complete landscaping efforts originally intended around the lighthouse.

### **PROJECT FRAMEWORK:**

The City has been actively working to revitalize the east riverbank of the Pascagoula River since Hurricane Katrina. Several projects have been completed or are underway to improve use, access, value, and appearance of the river. This project is a shining example of what Pascagoula has to offer as residents and visitors enter the City from the west.



**2c** Lighthouse Park

## Relevance to RESTORE Committee Goals:

The relocation of the Round Island lighthouse to the mainland by Highway 90 was to protect the restored structure, but to also be a significant **Tourism** draw to Pascagoula. The expansion and completion of park elements will encourage more visitors, and help them to enjoy their time here more. Elements will be included in the development to support **Restoration** and **Research & Education** goals. With the proximity to the river, it is a perfect site to incorporate natural plantings and provide educational signs and displays to educate the public and school groups on the plants and animals of the Pascagoula River.



## Related Ongoing Work and Funding:

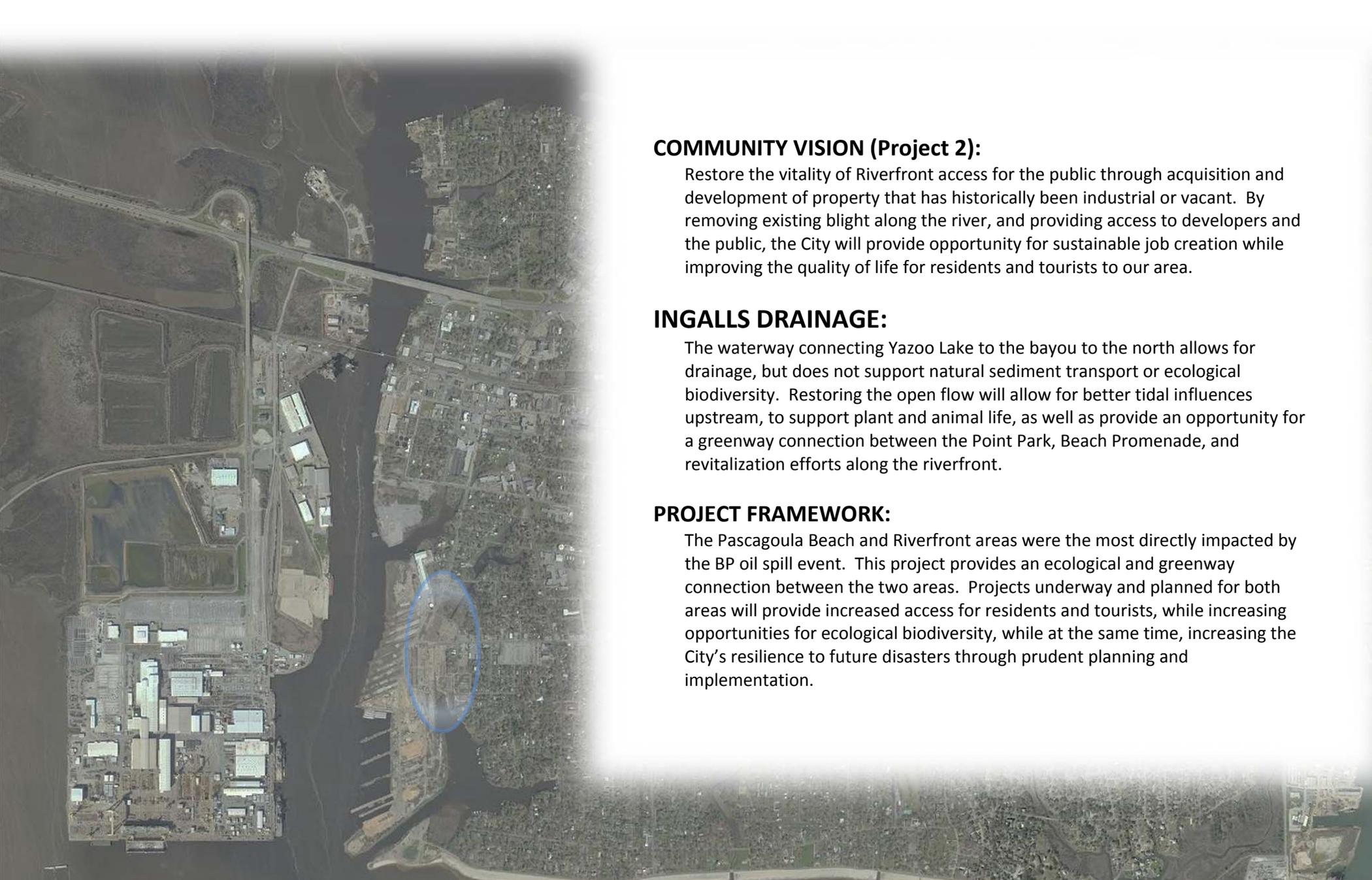
MDOT TE, Tidelands, Urban Youth Corps, CDBG, MDAH Preservation grants, MS Dept of Wildlife, Fisheries & Parks Recreational Trail Program, MS Gulf Coast National Heritage Area, FEMA Katrina Recovery, City budgeted funds, and private investments have all contributed to the development of this area. The success of the project to date speaks to its importance to the community and why additional land for parking and park enhancement are needed. Part of the current master plan is shown to the right.

## Preliminary Project Costs:

This project, as proposed, is comprised of a construction element as well as four somewhat independent acquisition pieces. Each area of property acquisition would carry its own cost for site upgrades, so they are broken apart in that manner here. The main construction work is listed under the "Lighthouse Park" heading, while other property improvement costs are listed under the appropriate parcel.

- **Lighthouse Park**
  - Sidewalks / Landscaping \$ 275,000
- **Pine/Laurel Lot**
  - Acquisition: \$ 60,000
  - Site Improvements: \$ 275,000
- **Colle Property**
  - Acquisition: \$1,500,000
  - Site Improvements: \$ 850,000
- **PEMCO Property**
  - Acquisition: \$2,650,000
  - Site Improvements: \$ 600,000
- **DeJean Property**
  - Acquisition: \$ 740,000
  - Site Improvements: \$ 325,000
- Legal: \$ 50,000
- Engineering/Inspection: \$ 235,000
- **Total Estimated Cost: \$7,560,000**





### **COMMUNITY VISION (Project 2):**

Restore the vitality of Riverfront access for the public through acquisition and development of property that has historically been industrial or vacant. By removing existing blight along the river, and providing access to developers and the public, the City will provide opportunity for sustainable job creation while improving the quality of life for residents and tourists to our area.

### **INGALLS DRAINAGE:**

The waterway connecting Yazoo Lake to the bayou to the north allows for drainage, but does not support natural sediment transport or ecological biodiversity. Restoring the open flow will allow for better tidal influences upstream, to support plant and animal life, as well as provide an opportunity for a greenway connection between the Point Park, Beach Promenade, and revitalization efforts along the riverfront.

### **PROJECT FRAMEWORK:**

The Pascagoula Beach and Riverfront areas were the most directly impacted by the BP oil spill event. This project provides an ecological and greenway connection between the two areas. Projects underway and planned for both areas will provide increased access for residents and tourists, while increasing opportunities for ecological biodiversity, while at the same time, increasing the City's resilience to future disasters through prudent planning and implementation.



**Relevance to RESTORE Committee Goals:**

Converting a pipe culvert drainage system to a natural bayou drainage-way will provide **Restoration** benefits through free tidal flow of gulf waters to naturally occurring bayous in the City. Water quality, natural habitat and ecological biodiversity will all be increased in the area. As a result, with the inclusion of a greenway, **Tourism** will also increase, as this site will connect several other project areas to provide walking and biking tours of the south part of Pascagoula. Since the quality of life for this area will improve, our **Economic Development** goals will be enhanced through this effort as well.

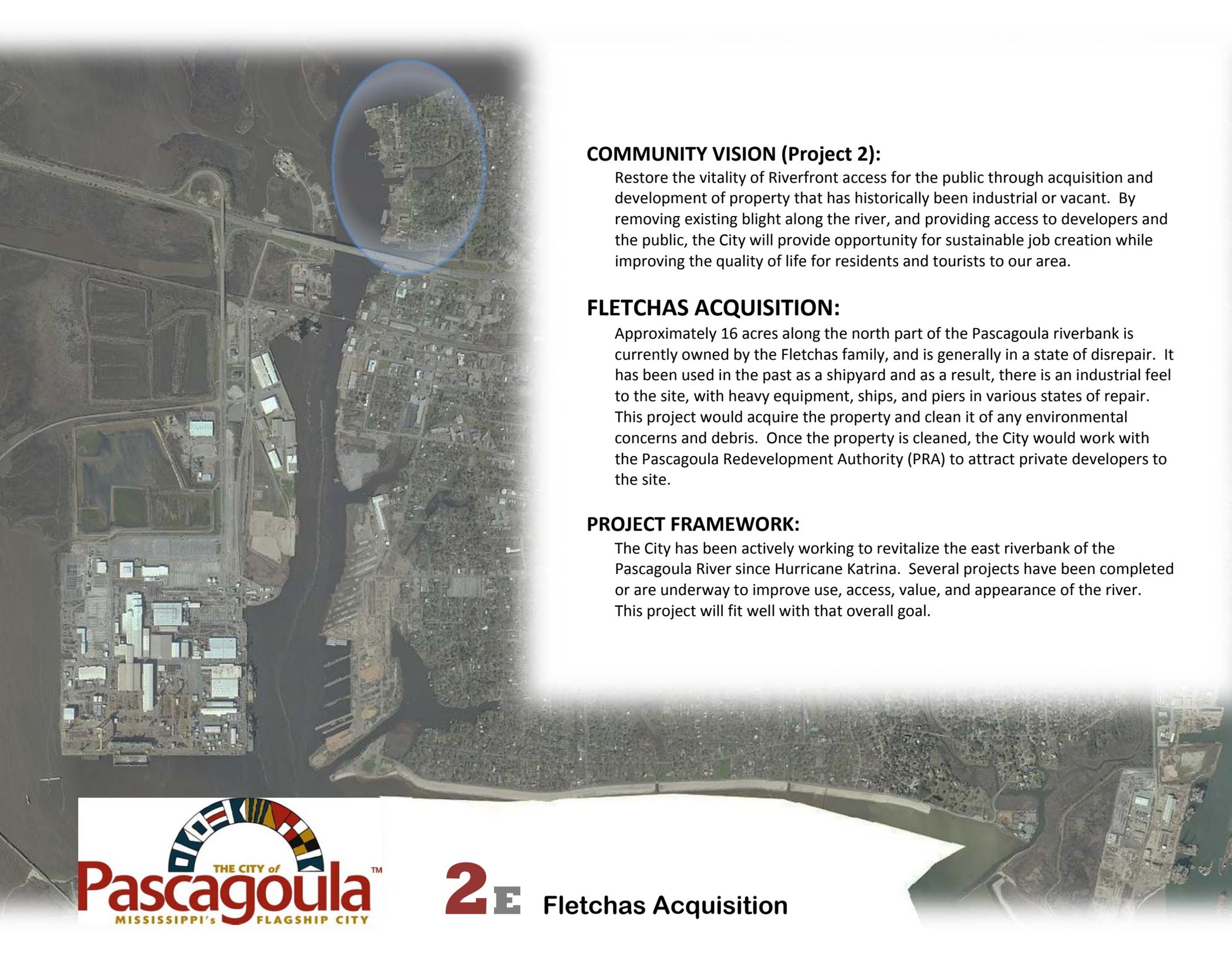
**Related Ongoing Work and Funding:**

The photo to the left shows several ongoing, completed, or planned projects in the immediate area. The **Magnolia Street Birding Pier** (top) is currently under construction, funded with CIAP and Tidelands funds. The **Historic Pathway** project, funded with MDOT TE monies, is complete, as is the **Pascagoula Bike Path**. Pascagoula was recently recognized as a Bicycle Friendly Community by the League of American Bicyclists due to this effort. The bottom of the picture shows the proximity to the **East Bank Development, Inner Harbor, Point Park** and **Beach Promenade** projects. MDOT, CIAP and Tidelands funds are already allocated for some of this work, and design is underway for some. The blue line on the picture to the right shows where the open channel would be constructed, and how it connects the other projects discussed.

**Preliminary Project Costs:**

- Demolition and Removals: \$750,000
- Fill, Grading, and Plants: \$150,000
- Ingalls Ave extension/culvert: \$650,000
- Pedestrian Bridges: \$150,000
- Design and Inspection: \$187,000
  
- **Total Estimated Cost: \$1,887,000**





### **COMMUNITY VISION (Project 2):**

Restore the vitality of Riverfront access for the public through acquisition and development of property that has historically been industrial or vacant. By removing existing blight along the river, and providing access to developers and the public, the City will provide opportunity for sustainable job creation while improving the quality of life for residents and tourists to our area.

### **FLETCHAS ACQUISITION:**

Approximately 16 acres along the north part of the Pascagoula riverbank is currently owned by the Fletchas family, and is generally in a state of disrepair. It has been used in the past as a shipyard and as a result, there is an industrial feel to the site, with heavy equipment, ships, and piers in various states of repair. This project would acquire the property and clean it of any environmental concerns and debris. Once the property is cleaned, the City would work with the Pascagoula Redevelopment Authority (PRA) to attract private developers to the site.

### **PROJECT FRAMEWORK:**

The City has been actively working to revitalize the east riverbank of the Pascagoula River since Hurricane Katrina. Several projects have been completed or are underway to improve use, access, value, and appearance of the river. This project will fit well with that overall goal.



**2E** Fletchas Acquisition

## Relevance to RESTORE Committee Goals:

**Tourism** goals will be reached with this project by removing an eyesore along one of the most attractive areas of the Pascagoula River, encouraging travel to experience the wonders of the river and historic sites nearby. The redevelopment of this area through the Redevelopment Authority will support **Infrastructure, Small Business, and Economic Development** goals by providing projects to clean and revitalize the property, develop sites for private development, and offering opportunities for small business development in this area. **Restoration** goals will also be met through the environmental remediation of this ecologically sensitive site, and enhancement of existing water, marsh, and habitat resources as part of the redevelopment effort.

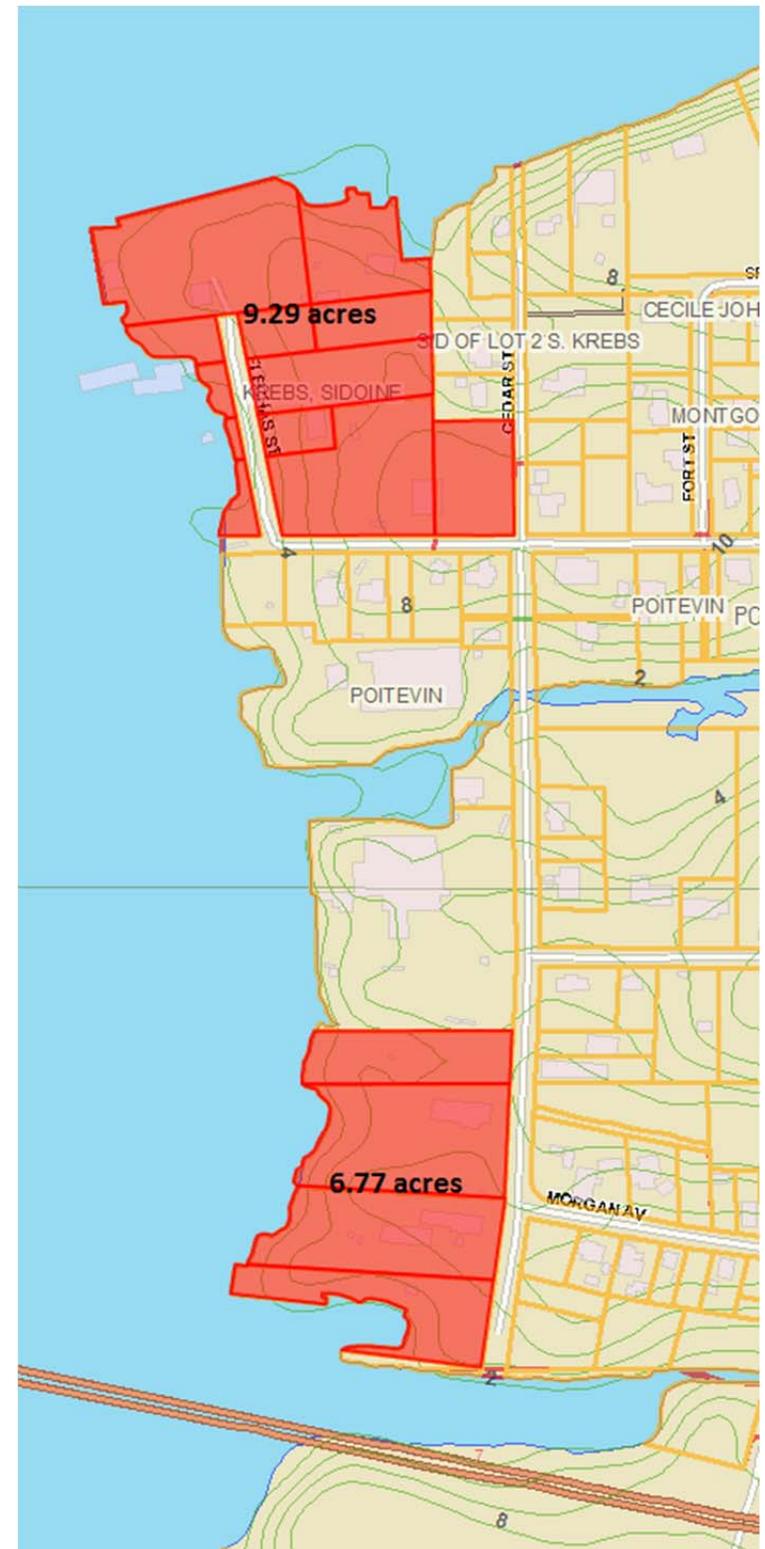
## Related Ongoing Work and Funding:

Major investments have been made, and are still being made on both sides of the river to redevelop and revitalize the area. Just to the south, the Round Island Lighthouse was recently relocated inland and is currently being restored. In conjunction with that project, there is an Environmental Education trail under the Hwy 90 bridge, providing opportunities for learning and exercise. MDOT TE funds were used, with Tidelands funding, to install a public boat launch, parking, and a Historic Pathway project along the river moving south. MDA/CDBG funding was used to develop Anchor Square, a Mississippi cottage re-use retail project, and a massive riverfront redevelopment effort. Across the river from this project site, MDA and Tidelands funds have been allocated to begin the redevelopment of the Lowry Island area. Investments by Huntington-Ingalls further south on the west side of the river area impressive as well, with a new training facility currently under construction. The City is currently in the middle of a rebirth along the river on both banks, and this site is a critical part in presenting a clean, vital environment for residents and visitors alike.

## Preliminary Project Costs:

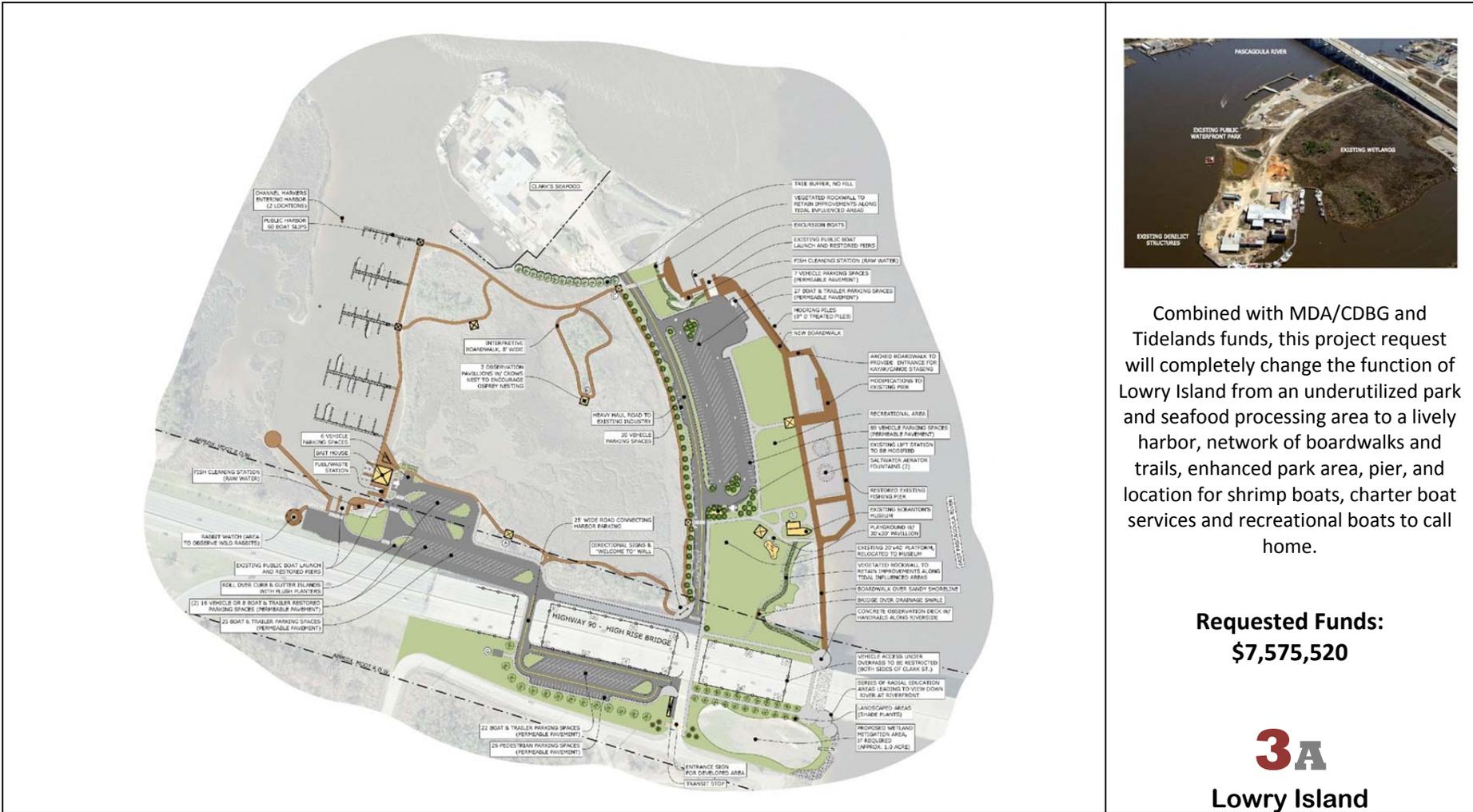
- Acquisition: \$6,750,000
- Environmental Remediation: \$1,500,000
- Demolition: \$ 400,000
- Engineering / Inspection: \$ 210,000
  
- **Total Estimated Cost: \$8,860,000**

This preliminary estimate is based on tax records, and an estimate of property value based on waterfront footage. The value of the property may vary significantly with the completion of an appraisal, and the cost to remediate and clean the site may be found significantly different as well, once the site has been completely investigated.



# Pascagoula Lowry Island Project **Project 3**

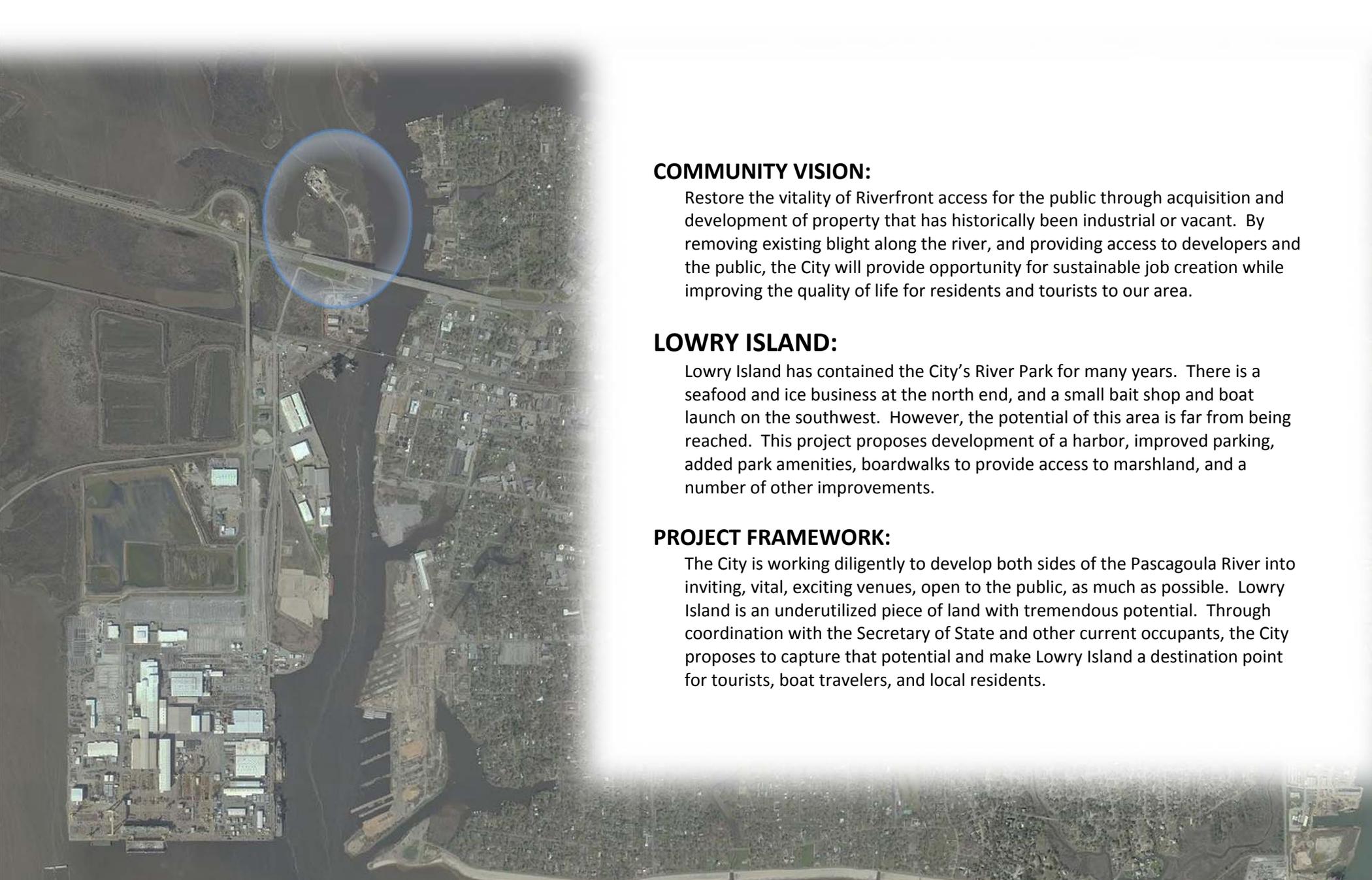
Total Requested Funding: \$7,575,520



Combined with MDA/CDBG and Tidelands funds, this project request will completely change the function of Lowry Island from an underutilized park and seafood processing area to a lively harbor, network of boardwalks and trails, enhanced park area, pier, and location for shrimp boats, charter boat services and recreational boats to call home.

**Requested Funds:**  
**\$7,575,520**

**3A**  
**Lowry Island**



### **COMMUNITY VISION:**

Restore the vitality of Riverfront access for the public through acquisition and development of property that has historically been industrial or vacant. By removing existing blight along the river, and providing access to developers and the public, the City will provide opportunity for sustainable job creation while improving the quality of life for residents and tourists to our area.

### **LOWRY ISLAND:**

Lowry Island has contained the City's River Park for many years. There is a seafood and ice business at the north end, and a small bait shop and boat launch on the southwest. However, the potential of this area is far from being reached. This project proposes development of a harbor, improved parking, added park amenities, boardwalks to provide access to marshland, and a number of other improvements.

### **PROJECT FRAMEWORK:**

The City is working diligently to develop both sides of the Pascagoula River into inviting, vital, exciting venues, open to the public, as much as possible. Lowry Island is an underutilized piece of land with tremendous potential. Through coordination with the Secretary of State and other current occupants, the City proposes to capture that potential and make Lowry Island a destination point for tourists, boat travelers, and local residents.



**3A** Lowry Island

## Relevance to RESTORE Committee Goals:

The development of Lowry Island will address many of the RESTORE committee goals. The ultimate development of the island will bring a harbor, fuel supply for boaters, boardwalks, access to marsh land, bait shop, and parking. As a result, **Tourism, Infrastructure, Restoration, Seafood, Small Business, Economic Development,** and **Research & Education** goals will all be included in the outcome. Boardwalk access to the marsh areas, with restoration of those marshes and educational signage will provide a unique opportunity for tourists to experience a specific gulf habitat without causing damage. The bait shop, fuel station, and docking opportunities for local fishermen will make the area a thriving marine environment like few others.

## Related Ongoing Work and Funding:

There is an existing MDA/CDBG Revitalization grant that will fund some of the Lowry Island project. The City has been awarded \$3.5M to complete engineering, legal work, and some of the construction components of the overall plan. There are also some Tidelands funds allocated to the boardwalk portion of this project. At the conclusion of that work, several proposed elements will be completed. Permitting and available funds will dictate which elements can be included in the first phases of work. The rendering below shows the overall master plan:



## Preliminary Project Costs:

The MDA grant funding should cover portions of the harbor improvements (left side of picture), the perimeter boardwalks around the marsh, repairs and improvements to the pier on the east side, site grading, and some parking / roadway improvements.

The available funding, however, will not be sufficient to complete the main boardwalks around the top right, all of the grading and paving improvements in the River Park area, the amenities, landscaping, restoration items along Highway 90, overflow parking, and improvements around the bridge area. Current estimates for that work are as follows:

- |  |                    |
|--|--------------------|
| • Boardwalk Additions:                   | \$5,180,370        |
| • Site Improvements:                     | \$2,084,950        |
| • Parking / Roadways:                    | \$ 997,600         |
| • Site Amenities:                        | \$ 960,000         |
| • Landscaping:                           | \$ 236,700         |
| • Electrical:                            | \$ 566,900         |
| • Engineering Design/Inspection, Legal:  | \$1,150,000        |
| • Less Available Funding:                | \$(3,601,000)      |
| <b>• Total Estimated Remaining Cost:</b> | <b>\$7,575,520</b> |



PROPOSED AERATOR FOUNTAIN  
AT FISHING PIER



PROPOSED BOARDWALK



Pascagoula Parks & Rec Plan

**Project 4**

Total Requested Funding: \$72,731,190  
or \$74,253,190

				
<p>The proposed project focuses on improving an existing park north of Highway 90 to a nature-based public area, complete with stormwater best management practices, a new nature center, woodland trails, and improved parking / access.</p>	<p>A combined recreation center, indoor and outdoor aquatics center, banquet facility and performing arts center would be constructed at the same site as the newly built Senior Center. Parking, road improvements, and stormwater management facilities could be dual-purposed to provide a state of the art recreational facility just off Hwy 90.</p>	<p>Adding a sportsplex to land north of the existing IG Levy park is one option in providing a central, comprehensive sports complex with reasonable access from Highway 90. Undeveloped land is available and could be acquired and developed for this purpose.</p>	<p>Adding a sportsplex to land north of the existing Tillman Street Soccer Complex is one option in providing a central, comprehensive sports complex with reasonable access from Highway 90. Undeveloped land is available and could be acquired and developed for this purpose.</p>	<p>The development of a Greenway trail system to connect the City's parks, green spaces, bayous, lakes, streams and community services was in the Parks and Recreation Master Plan. Land would need to be acquired and developed to accomplish this goal.</p>
<p><b>Requested Funds:</b> \$2,425,000</p>	<p><b>Requested Funds:</b> \$32,175,000</p>	<p><b>Requested Funds:</b> \$8,720,000</p>	<p><b>Requested Funds:</b> \$10,242,000</p>	<p><b>Requested Funds:</b> \$29,411,190</p>
<p><b>4A</b> BB Jennings Park</p>	<p><b>4B</b> Live Oak Recreation Center</p>	<p><b>4C</b> IG Levy Sports Complex</p>	<p><b>4D</b> East Pascagoula Sportsplex</p>	<p><b>4E</b> Greenways</p>

OR

OR

### COMMUNITY VISION (Project 4):

Provide an inviting network of parks, public spaces and sports complexes to draw tourists to the area and to improve the quality of life for Pascagoula residents.



### BB Jennings Park:

The location of BB Jennings Park is ideal to provide a nature-based park that allows educational opportunities, observation of native plants and animals, and access to our local water bodies.

### PROJECT FRAMEWORK:

A strong network of parks along the Highway 90 corridor will provide direct access to a combination of nature, meeting space, fitness opportunities, sports venues, and child-friendly playgrounds. The BB Jennings Park project will focus on a nature center, outdoor classrooms and nature trails. Environmentally friendly storm water treatment options will be incorporated as educational tools as well as components of design to restore and improve local natural habitat.

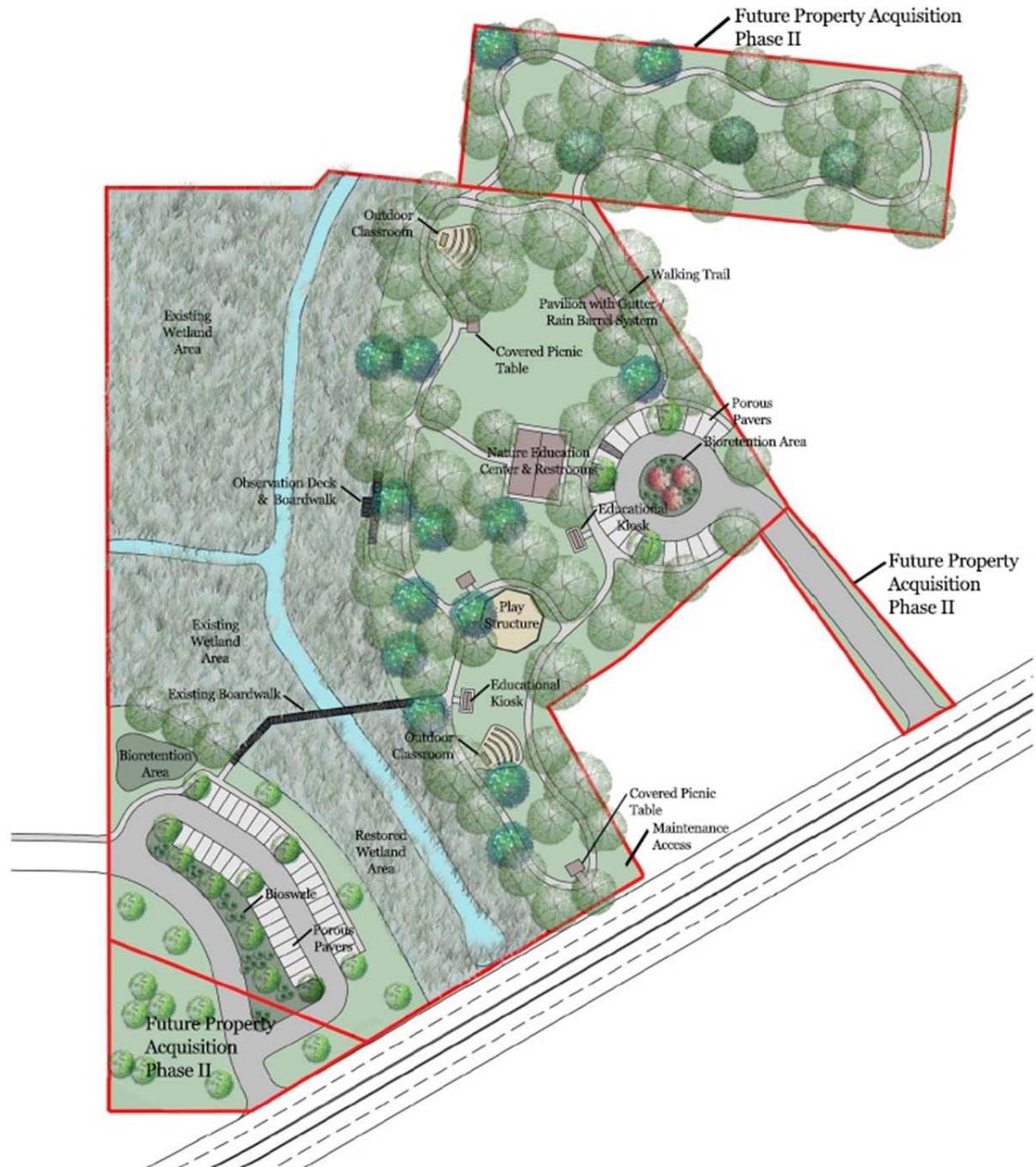


## Relevance to RESTORE Committee Goals:

The addition of large-scale park facilities near Highway 90 will directly support the goals of the **Tourism** committee. Each of the proposed projects will provide a regional draw to visitors for various reasons. Each site will support local **Economic Development** as well, as a major barrier to Pascagoula retaining professionals as residents is the local quality of life. The addition of varied indoor and outdoor, quality recreational opportunities will continue to enhance the community and help retain those professionals as residents. The BB Jennings site will also focus on improvements and education to support best management practices with stormwater collection and treatment, supporting goals of the **Restoration** committee and long term ecological improvements.

## Preliminary Project Cost Estimate:

- Existing Park Upgrades: \$ 450,000
- Acquisition: \$ 205,000
- Nature Center: \$ 600,000
- Storm Water Upgrades: \$ 250,000
- Trails / Site Amenities: \$ 400,000
- Paving / Site Access: \$ 325,000
- Legal: \$ 15,000
- Engineering / Inspection: \$ 180,000
- **Estimated Total Cost: \$2,425,000**



### **COMMUNITY VISION (Project 4):**

Provide an inviting network of parks, public spaces and sports complexes to draw tourists to the area and to improve the quality of life for Pascagoula residents.



### **Live Oak Recreation Center:**

The Live Oak Recreation Center is proposed to be a combination of a Performing Arts component, Recreation aspects, and an Aquatics Center. This will be one of the most interesting and unique recreation centers on the Mississippi Gulf Coast.

### **PROJECT FRAMEWORK:**

A strong network of parks along the Highway 90 corridor will provide direct access to a combination of nature, meeting space, fitness opportunities, sports venues, and child-friendly playgrounds. The Live Oak Recreation Center will focus on aquatic fitness, multi-purpose recreational gathering space, and a performing arts center. These uses will complement the existing Senior Center that was recently built on this same property using MDA/CDBG Katrina Revitalization funds combined with several other grant funding sources.



**4B** Live Oak Recreation Center

## Relevance to RESTORE Committee Goals:

The addition of large-scale park facilities near Highway 90 will directly support the goals of the **Tourism** committee. Each of the proposed projects will provide a regional draw to visitors for various reasons. Each site will support local **Economic Development** as well, as a major barrier to Pascagoula retaining professionals as residents is the local quality of life. The addition of varied indoor and outdoor, quality recreational opportunities will continue to enhance the community and help retain those professionals as residents.

## Preliminary Project Cost Estimate:

- Site Improvements: \$ 150,000
- Parking / Road Construction: \$ 2,500,000
- Railroad Conversion: \$ 300,000
- Recreation / Aquatics Center: \$18,300,000
- Banquet Center / Auditorium: \$ 8,000,000
- Engineering / Inspection: \$ 2,925,000
- **Total Estimated Cost: \$32,175,000**



CONCEPT PLAN  
**PASCAGOULA PERFORMING ARTS, RECREATION AND  
AQUATICS CENTER**  
PASCAGOULA, MS

## COMMUNITY VISION (Project 4):

Provide an inviting network of parks, public spaces and sports complexes to draw tourists to the area and to improve the quality of life for Pascagoula residents.



## IG Levy Sports Complex:

The existing IG Levy Park is currently easily accessible from Highway 90 off of Chicot Street. The park already contains a variety of offerings, and the addition of a sports complex will enhance the City's availability of quality recreational venues. It is one of two locations being considered for such a sportsplex addition.

## PROJECT FRAMEWORK:

A strong network of parks along the Highway 90 corridor will provide direct access to a combination of nature, meeting space, fitness opportunities, sports venues, and child-friendly playgrounds. Property to the north of the existing IG Levy Park is ideally suited for a sports complex, to include youth baseball and softball fields along with adult softball fields, concession areas, and other amenities. Combined with existing racquetball, tennis, skate park, disc golf, soccer fields and trails, this will make the athletic focus of this park much stronger.



**4c** IG Levy Sports Complex

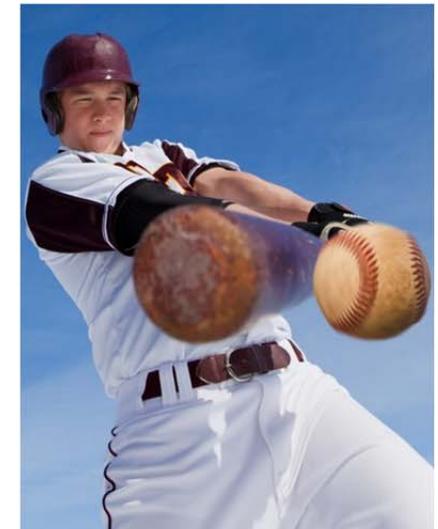
## Relevance to RESTORE Committee Goals:

The addition of large-scale park facilities near Highway 90 will directly support the goals of the **Tourism** committee. Each of the proposed projects will provide a regional draw to visitors for various reasons. Each site will support local **Economic Development** as well, as a major barrier to Pascagoula retaining professionals as residents is the local quality of life. The addition of varied indoor and outdoor, quality recreational opportunities will continue to enhance the community and help retain those professionals as residents.

## Preliminary Project Cost Estimate:

- Acquisition: \$ 300,000
- Upgrades to Existing Park: \$ 485,000
- Sportsplex Construction: \$7,175,000
- Legal: \$ 10,000
- Engineering/Inspection: \$ 750,000
  
- **Total Estimated Cost: \$8,720,000**

### CONCEPT PLAN I.G. LEVY PARK EXPANSION PASCAGOULA, MS



### COMMUNITY VISION (Project 4):

Provide an inviting network of parks, public spaces and sports complexes to draw tourists to the area and to improve the quality of life for Pascagoula residents.



### East Pascagoula Sportsplex:

The existing Tillman Street Soccer complex provides a tremendous opportunity for local and visiting youth to enjoy organized sports. The existence of the current park and concession stand make the addition of a baseball and softball sports complex an ideal fit. It is one of two locations being considered for such a sportsplex.

### PROJECT FRAMEWORK:

A strong network of parks along the Highway 90 corridor will provide direct access to a combination of nature, meeting space, fitness opportunities, sports venues, and child-friendly playgrounds. Property to the north of the existing Tillman Street soccer complex is ideally suited for a sports complex, to include youth baseball and softball fields along with adult softball fields, concession areas, and other amenities. Combined with existing soccer fields and a concession building, this will make the athletic focus of this park much stronger.

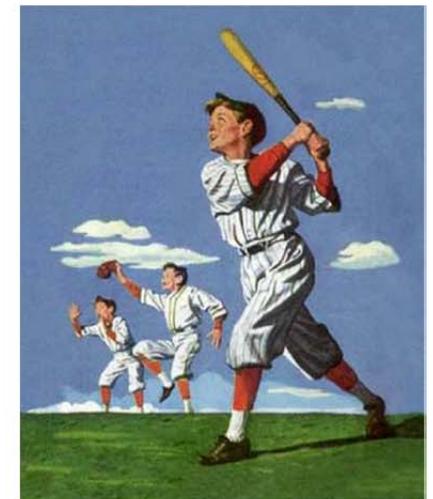


## Relevance to RESTORE Committee Goals:

The addition of large-scale park facilities near Highway 90 will directly support the goals of the **Tourism** committee. Each of the proposed projects will provide a regional draw to visitors for various reasons. Each site will support local **Economic Development** as well, as a major barrier to Pascagoula retaining professionals as residents is the local quality of life. The addition of varied indoor and outdoor, quality recreational opportunities will continue to enhance the community and help retain those professionals as residents.

## Preliminary Project Cost Estimate:

• Acquisition:	\$ 762,000
• Upgrades to Existing Park:	\$1,435,000
• Sportsplex Construction:	\$7,175,000
• Legal:	\$ 10,000
• Engineering/Inspection:	\$ 860,000
<b>• Total Estimated Cost:</b>	<b>\$10,242,000</b>

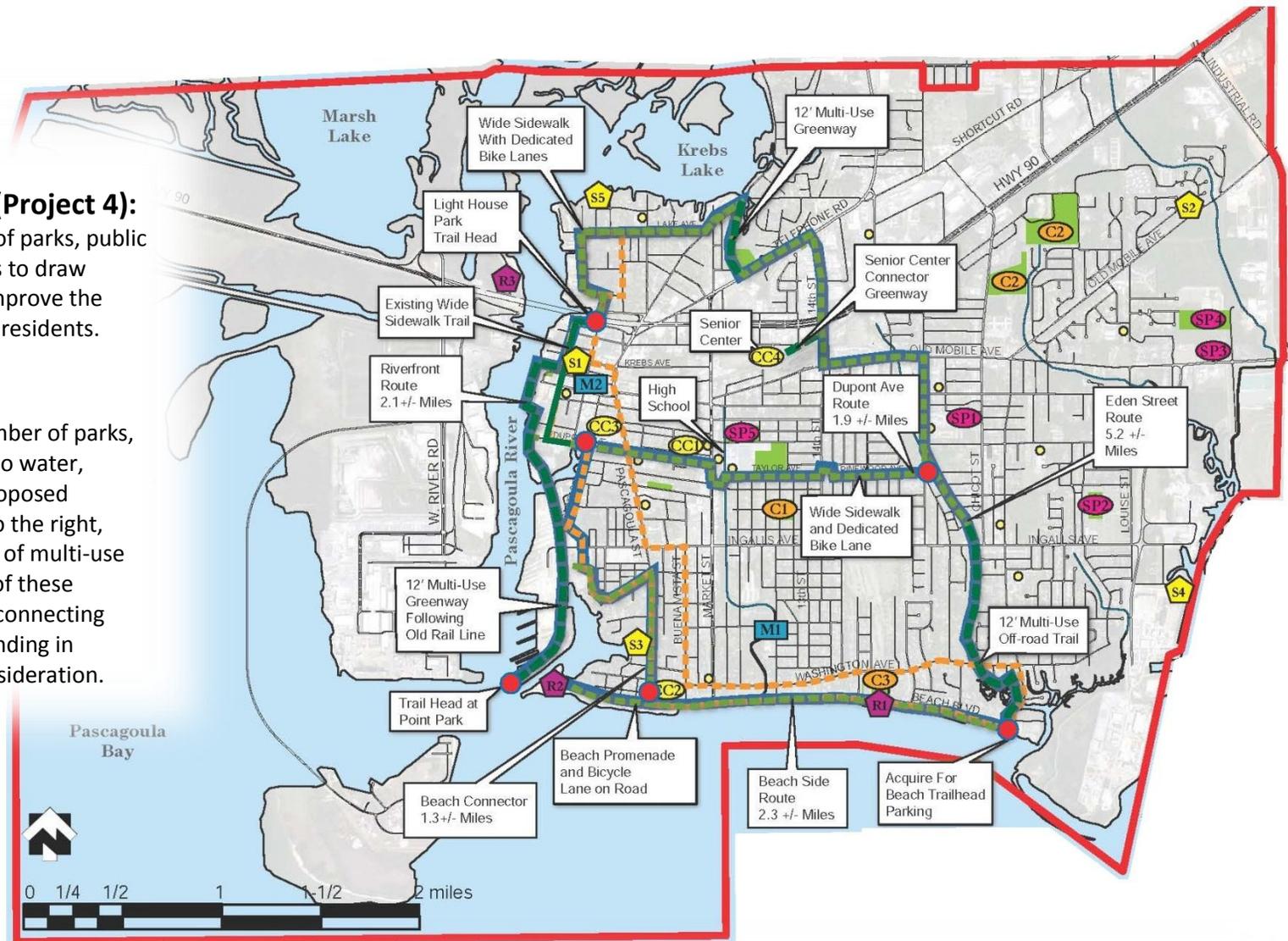


### COMMUNITY VISION (Project 4):

Provide an inviting network of parks, public spaces and sports complexes to draw tourists to the area and to improve the quality of life for Pascagoula residents.

### Greenways:

The City contains a large number of parks, green spaces, access points to water, bayous and streams. The proposed greenway network, shown to the right, provides an inviting network of multi-use pathways connecting many of these amenities. Several planned connecting projects are proposed for funding in additional brochures for consideration.



### PROJECT FRAMEWORK:

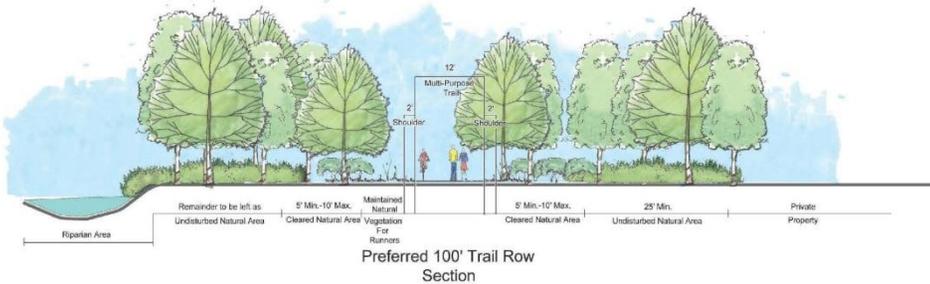
A strong pedestrian and bicycle network of paths between parks, natural amenities and community services will enhance access to nature, meeting space, fitness opportunities, sports venues, and child-friendly playgrounds. The Greenways project will connect other major projects (Historic Pathways, Lighthouse Park, Riverfront Redevelopment, Beach Promenade, Point Park, Spinnaker Point) with a safe, inviting pathway. The heavy green lines shown above show the extent of the initial plan for the Greenway network, as developed conceptually in the Pascagoula Parks and Recreation Master Plan by Lose & Associates, Inc.



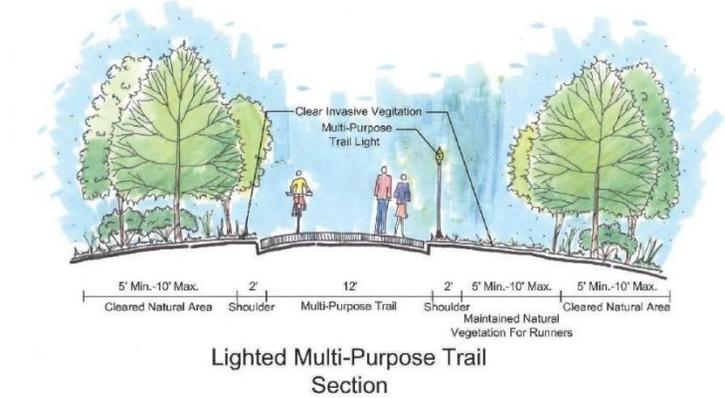
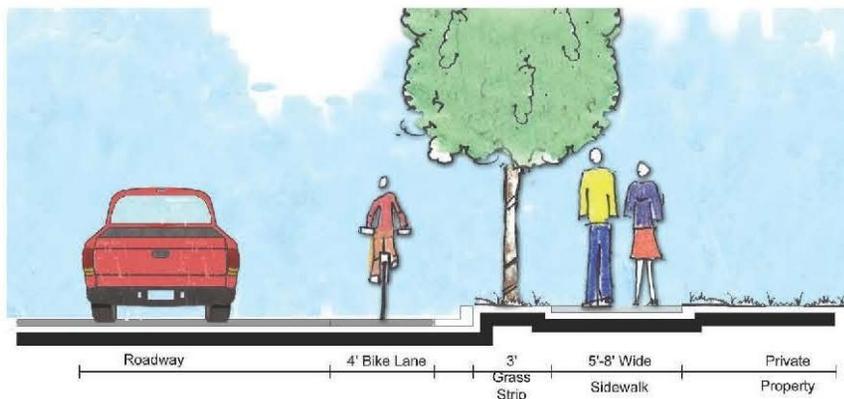
**4E** Greenways

## Relevance to RESTORE Committee Goals:

The development of a Greenway network would support the **Tourism** goal by providing an inviting natural pathway to access local parks and green spaces. It would also support the **Restoration** Committee's goals by developing publicly owned buffer zones near our natural water resources as part of the Greenway development. Pascagoula's **Workforce** and **Economic Development** goals will be supported through the improvement of local quality of life through the development of these pathways, supporting local industries in their hiring and retention efforts.



The diagram above shows the ideal trail section that would be developed along natural bayous and streams, protecting the water body, natural vegetation, and animals, while providing an enjoyable pathway to access these areas. The opposite extreme is shown below, in an illustration of how the Greenway could be developed into areas where streets currently exist. Areas would be incorporated into the street cross section to protect bicyclists, consistent with Pascagoula's Complete Streets program, as well as providing a sidewalk for pedestrians.



In areas that do not follow a stream, bayou, or street, the section shown above would be ideal. The natural or restored vegetation on either side of the pathway would provide the separation from development or traffic that is desired for a Greenway. The decorative lighting and hard surface pathway would provide the safe environment desired for regular pedestrian and bicycle use. Typical signage that could be used for this project is shown below. The image is an example of signs that have been used in another community.



## Preliminary Project Cost Estimate:

(Does not include costs associated with connecting projects.)

- Property Acquisition: \$ 7,145,480
- Trails / Pavement: \$ 6,846,560
- Boardwalks / Bridges: \$ 2,116,000
- Lighting: \$ 7,451,000
- Signage: \$ 88,500
- Landscaping: \$ 3,234,300
- Legal: \$ 161,000
- Engineering / Inspection: \$ 2,368,350
- **Estimated Total Cost: \$29,411,190**