

**RFP/Q for Professional Services:  
Gulfport Multi-Purpose Building**

**Concept/ Vision**

- Open immediately
- Spend little money at first
- Generate revenues
- Adapt to evolving market

**Hassin + Riley**

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## **Introduction**

The Gulfport Redevelopment Commission (GRC) is seeking proposals and a statement of qualifications from individuals or firms to provide professional services to include an analysis of possible uses and feasibility of renovations of the multi-purpose building (MPB) on the North side of Centennial Plaza. The GRC intends to hire and/or retain individuals/firms/consultants and/or architects to repurpose the laundry facility. Architect Keleal S. Hassin Jr. and Robin Riley, Associates is pleased to make this submission.

## Team

**About us:** Keleal S. Hassin is a highly respected Gulfport architect. Robin Riley has practiced architecture and urban design in New Orleans, Auckland, New Zealand and Pass Christian since 1969. The two have been professional colleagues over many of these years.

**Qualifications:** Keleal S. Hassin has been a registered architect in the State of Mississippi for 40 years. Robin Riley was registered as an architect in the State of Louisiana and certified from 1973 until 1986 when he moved his practice to New Zealand for 18 years. He has been practicing urban design since 1969. His office is now in Pass Christian.

**Experience with projects of similar scope and size:** Keleal S. Hassin has completed two community centers and a sports complex for the City of Gulfport. His office has designed and supervised the construction of over 50 buildings in the Gulfport area.

Robin Riley was the architect for Louis Armstrong Park, helped plan and initiate the 1984 Louisiana World Exposition in New Orleans. In New Zealand he was the architect and urban designer of Gulf Harbour, a new town for 7,000 people. He has been involved in the Centennial Plaza project since 2007 and was the lead planner for the Historic Restorations Inc. (HRI) RFP submission to the City of Gulfport. He was a member of the Duany Plater-Zyberk & Company (DPZ) team during the Gulfport charrette held in January of 2008.

Please see "Team qualifications and experience" on page 34 of this submission.

**Availability and resources:** Keleal S. Hassin and Robin Riley will personally manage this project if selected. There are no other significant work impediments to prevent them from devoting their complete attention to the work. Keleal S. Hassin's Gulfport office is within two miles of the site and his office has the resources to undertake this project. Specialist assistance that may be needed to progress the project will be obtained as required.

**Project implementation—our team's services:** Since we are not proposing full scale reconstruction of the MPB initially, fees for our work can not be based on an ordinary AIA contract based on a percentage of construction costs. Therefore, we propose a fee of \$35,000 for negotiated contracted work that would largely track the program/ process and checklist on page 4 and 5 of this submission. We would also prepare the following documents:

1. Proposed uses of repurposed laundry facility
2. Feasibility of proposed uses
3. Cost analysis of renovations
4. Schematics of said renovations

## Concept

Our team accepts the GRC's frame as set out in the RFP; i.e., the building should be a multi-purpose facility operated by the GRC or the City of Gulfport.

**Our vision for this project is to get the MPB into public use almost immediately and minimize the expenditure of capital funds until the MPB is up, running and generating revenue.** We propose to start small with minimal costs. Initially, we propose only necessary, inexpensive improvements and renting the building for a variety of public purposes. This would allow the City to quickly build up a diverse base of users and activities until there is a sufficient revenue stream to commit to well justified expenditures and particular uses.

We propose an inexpensive, quick, responsive, flexible approach to the building. We believe that a design for a implementation **process** is as important as a design for a use of the building.

We do **not** recommend initially identifying only **one** use for the building—or rehabilitating the building all at one time because:

- 1) Guessing a final use might result in poor choice and having to start over,
- 2) Much time could be spent in getting a budget, plans, and construction underway,
- 3) Considerable effort would be required to obtain the funds to rehabilitate the entire building,
- 4) It could be some time and public money could be spent before the public was able to use the new facility.

We are aware of and participated in the January 2008 Gulfport charrette which resulted in a proposal for the MPB (see pages 40-42). While there are many desirable features of this proposal, we believe it would be difficult to construct such a project in our current economy. Nonetheless, we believe we should do nothing that would preclude the ultimate construction of such a plan when the market improves—and should the GRC desire to proceed with those plans.

We suggest a “bootstrap” evolutionary process that begins upon selection of the consultant. Immediately, the MPB will begin life as a general use facility for the Gulfport public. Initially, it will be a “hall for hire” for a variety of civic and private events.

Our idea for development of the building is that the final use of the building should be evolved over time to meet self-identified needs. The proposed process is a series of “baby steps” leading from one inexpensive, certain phase to the next. At no point in the development process is an investment made without the certainty there is a logical, demonstrated need that can be fully supported. A three tiered highly flexible program is proposed on the following page which demonstrates the integration of physical improvements, administrative and planning steps so that as opportunities arise they can be incorporated into the development.

## Goals

The whole process is directed towards quickly and inexpensively getting the best use out of the facility while capturing the associated economic benefits of the city’s efforts and investment. In terms of economic development, the goal is the development of Centennial Plaza and the improvement of Gulfport’s overall economy.

## Business plan

Initially, the intension is to attract local organizations and visitors from surrounding regions to events at the MPB. Costs for the operation of the facility will be off-set by revenues generated by renting the facility. Initially, however, there will be a requirement for minimal supplemental operational and capital funds. It is intended that within time the facility will become self sustaining and—as a result of attracting visitors from outside Gulfport—contribute to an improvement in the local economy.

## Our philosophy

We seek to help people build places. Places are more than just buildings—places have important cultural and economic attributes as well. Places are about people.

In the case of the MPB, Gulfport wishes to construct what is essentially a community center. A community center (a building) can be the center of the community (a place) if the distinction is understood. Gulfport’s center of the community (a place) can be about our families, their stories, occasions, memories and the landmarks in their lives.

The proposed Multi-Purpose Building can be an important, and even center, of the lives of of Gulfport’s citizens.

**Program/ Process**

	Physical	Building Administration	Planning/ Design
Week 1	Totally clean building. Clean siding. Make building and site accessible and secure.	Identify administrative entity. Develop plans for management, security system. Develop admin budget. Do PR. Network. Project revenues.	Design to ADA , fire and other standards. Add toilets. Add lighting, telephones, cable, sound equipment. Do budget.
Week 4	Bring building up ADA , fire and other standards. Add toilets (portable). Add water, lighting, telephones, cable, sound equipment.	Move in full-time manager, security. Obtain furniture, disposable items. Contract for required services. Develop early use options.	Design ventilation system, site plan, add parking, initiate environmental plans. Plan opening.
Week 25 Opening	Re-hab fence, clean site, provide lighting, pave as required. Secure site and building. Improve entry.	Open. Invite public use. Canvas public & government agencies. Develop use plans, meet with possible users and neighborhood. Get volunteers organized. Grow	Respond to use suggestions. Develop neighborhood and traffic plans.
Week 52	Add ventilation. Provide main entry and parking, loading facilities, trash removal. Permanent toilets.	Manage/ book events, displays, exhibits, meetings, public activities, tail gate market. Try various use options. (See diagrams)	Develop regional and traffic plans. Connect Washington Ave into development. Connect site w/ buses to schools.
Week 100	Install solar panels, water supply (cistern), Make facility sustainable. Go off grid if possible.	Monitor uses and plan for increasing successful activities. Market and promote facility. Add staff.	Develop business plan to key into Centennial Plaza. Design air conditioning and other required infrastructure and building improvements to match primary use(s).
Week 200	Install air conditioning and other required infrastructure and building improvements to match primary use(s).	Firm up on most likely facility uses.	Identify future funding

## Facility Planning Checklist

### Management

- Ensure that a capable management/administrative structure can be designed and brought on-line as the facility is conceptualized.
- Ensure that sufficient revenues can be derived from the operation of the facility to support its operation.

### Building

- Identify building contaminants and/ or vermin—*asbestos, lead, termites, etc.*
- Ensure building is weather-tight and stabilized.
- Identify State and Federal regulations that may apply.
- Assess the existing condition and provide for:
  - Sufficient structure
  - Air conditioning
  - Roof
  - Walls
  - Windows, doors
  - Basement, foundation
  - Infrastructure: water, sewer, power, gas
  - Telephone/ internet
  - Fire/safety equipment
  - AV and video equipment/system
  - ADA accessibility
  - Security
  - Lighting
  - Acoustics or sound control
  - Trash disposal
- Identify possible uses for the building and their feasibility. Prepare architectural layouts for all of the contemplated uses of the building.
- Prepare economic projections and cost analysis for all of the contemplated uses of the building.
- Demonstrate how the facility will expand with future demands.
- Identify insurance issues.

### Site

- Determine the the carrying capacity of the existing site infrastructure.
- Determine the condition of existing landscaping, lighting, walkways, parking, access, fencing, site drainage.
- Identify improvements that may be required and their costs.
- Are there site contaminants?
- Identify constraints FEMA may impose on the project.
- Identify State and Federal regulations that may apply
- Identify insurance issues

### Neighborhood

- Ensure the project will be acceptable to neighborhood residents and institutions.
- Project traffic loading and ensure local streets are of the sufficient size and condition to carry the new traffic.
- Ensure that public transportation to the site is adequate.
- Identify services and support for the completed project nearby, i.e., hotels, restaurants, gas stations
- Will the railroad pose problems?
- Are there zoning, legal, political or other planning constraints to the use of the building and site as anticipated?

## Planning and economic assessment

- Review, analyze and revise (as required) the work done by the City, GRC, DPZ and others previously on Centennial Plaza.
- Inventory and analyze public and private needs—now and in the future.
- Develop alternative approaches and assess each in terms of approved criteria.
- Secure client approval to narrow the range of alternative uses.
- Ascertain target market(s).
- Estimate the market population(s) and growth over time.
- Match identified needs to MPB and site.
- Revisit the Centennial Plaza master plan to ensure compatibility.
- Ascertain that the identified uses are achievable in terms of costs, politics, regulatory restraints and building suitability.
- Ascertain that the project will not impede the future development of Centennial Plaza.
- Ensure that any required and desirable public consultation is scheduled at the appropriate time.

## Funding and development

- Prepare an economic assessment of the markets for the MPB.
- Market and promote the building and look for means of growing successfully and sustainably.....

## Possible uses

The below is a listing of ideas resulting from a GRC “brainstorming” session, (with no priority to the list, nor discussion of the merits of and/or need for any of the ideas).

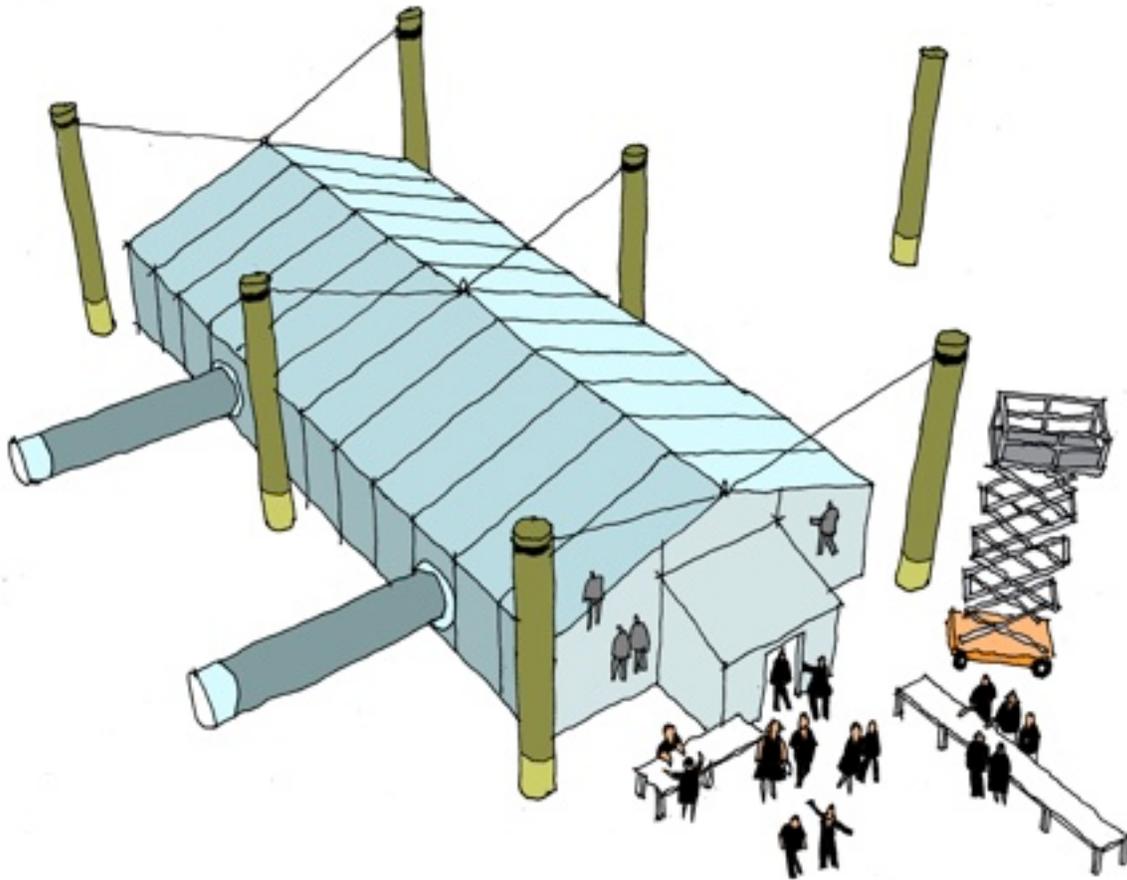
- Combination Convention/Conference Center
- Municipal conference (2,000 people)
- Banquet Hall (commercial kitchen, tables, chairs, etc.)
- Mardi Gras Events
- Graduations
- Proms
- Festivals
- Farmer’s market
- Leisure services Educational Programs
- Theater Performances
- Concerts

### Extended list of uses for a multi-purpose facility

- Arts & crafts
- Business & tech
- Comedy
- Community
- Dance
- Education
- Fairs, festivals
- Food dining
- Music
- Performing arts
- Shopping
- Sports
- Visual arts
- Conference
- Meetings
- Conventions
- Trade shows
- Consumer shows
- Exhibits
- Receptions (weddings, ect)

### Extended list of possible permanent uses for the building (not necessarily a MPB)

- Library (public)
- Business incubator facility (public/ private)
- Distribution center (private)
- Manufacturing/ industrial facility (private)
- Family entertainment center (private)



### **Possible use Conferences**

*Initially, it will be hard to justify the expense of fitting the MPB with a new air conditioning system for the entire building. And, in fact, it is probably not wise to plan on ever conditioning all of the space all of the time. One solution is to partition smaller spaces so that by using temporary air conditioning systems events such as conferences can be held. A plastic tent 3,200 square feet in size is shown in the sketch above.*



**Possible use**  
**Theater**

*From little theater to traveling theatrical productions, to school children holiday shows, a small stage with seating and lighting could easily be set up in the MPB to house a variety of public events.*





**Possible use**  
**Food stalls**

*Recently, in many cities such as Austin, and San Francisco, groups of food trailer owners are setting up collectively to create a festive atmosphere and sell a wide variety of ethnic foods to the public. This activity can be seen as business incubator with a food trailer edge helping aspiring owners break down the barriers of developing a successful business on a more permanent basis elsewhere. The MPB would be a good location for this kind of activity. One or more of the loading doors in the building may need to be widened. Check out: [foodtrailersaustin.com](http://foodtrailersaustin.com)*



**Possible use**  
**Church services**

*There are a number of religious groups both in the south Mississippi area and groups that travel here that need space for services. The MPB could easily be adapted for regular services or special revivals to meet this demand.*



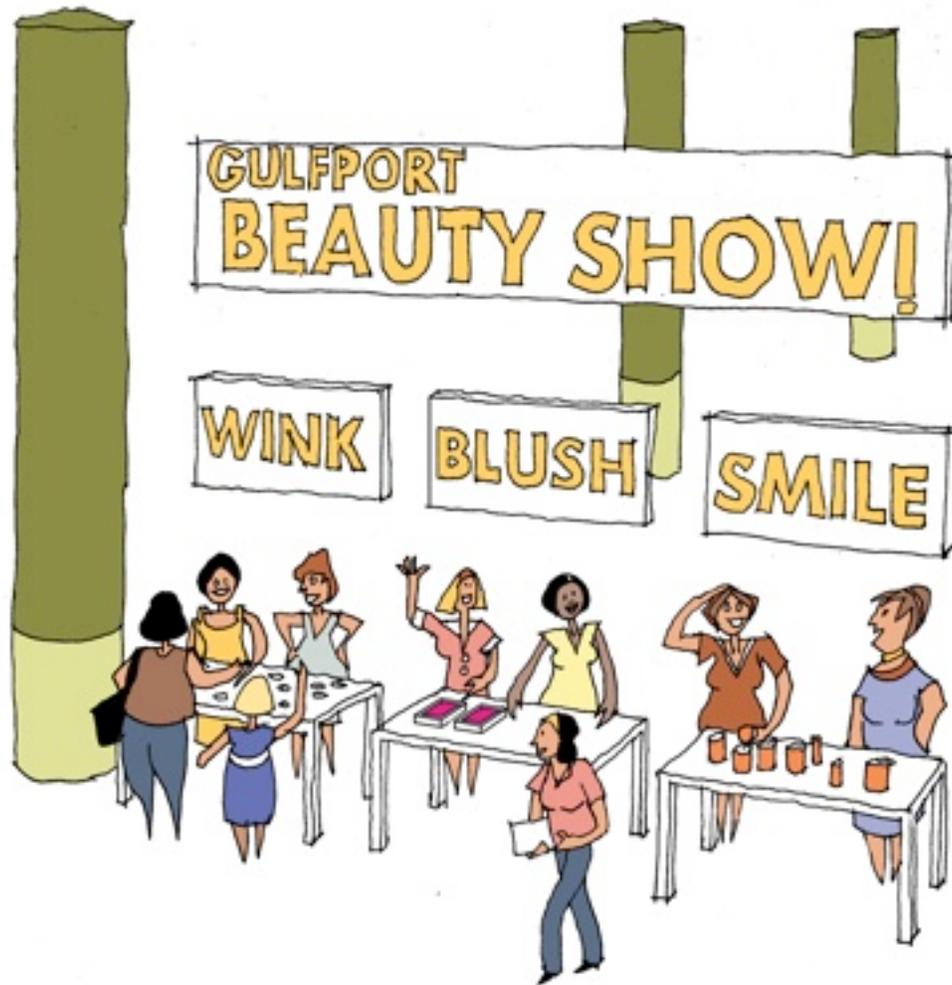
**Possible use**  
**Farmers market**

*Reportedly, there are plans for a farmers market on Gulfport's waterfront. Nonetheless, there is a growing demand for locally grown food and the MPB would be a great place for all kinds of markets such as food, crafts, arts and other locally made products.*



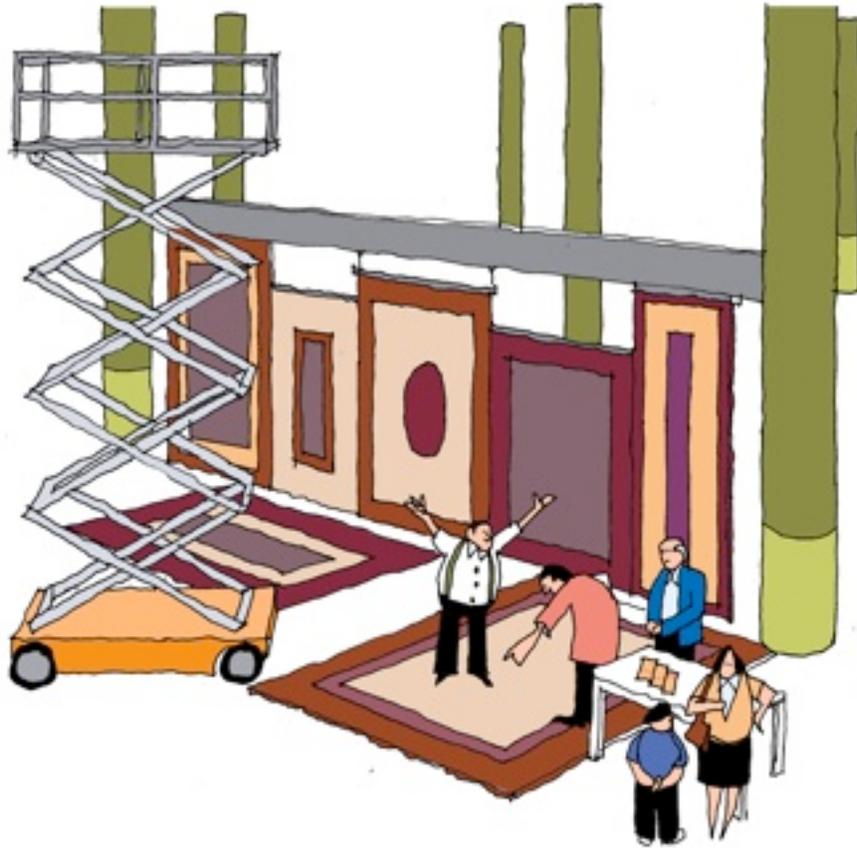
**Possible use**  
**Musical events**

*From formal symphony concerts to country and western music—  
from local groups to those from around the world—the MPB could  
be known as the best suited venue around for these kinds of events.*



**Possible use**  
**Trade shows**

*There are almost an unending variety of seasonal trade shows that meet in various cities around the United States. The MPB would be a great location for many of these events and allow to Gulfport to be competitive in markets that have been closed to us previously. Such activities would be a great economic generator with the adjacency of the Gulfport/ Biloxi airport facilitating the movement of visitors to this area.*



**Possible use**  
**Private sales**

*The MPB is represents almost one acre under cover and most of the space is 24 feet high. It would be a perfect location for private merchandizing of items that require this kind of size and ceiling height. Sales of rugs and carpets; boats; trucks; earth moving machinery; recreational equipment and the like would find a home at the Gulfport MPB. Widening at least one of the loading doors may be required.*



**Possible use**  
**Fairs and family entertainment**

*America has a tradition of traveling carnivals—often associated with some annual local event. Gulfport's MPB would be a good undercover location for these events as well as for the whole new growing market in family attractions. These are activities where children can enjoy features such as: put-put mini-golf, redemption arcade, lazar tag, electronic/ video games arcade, Pac-Man, Jump-O-Rama, Ballocity, climbing wall, bumper cars, etc. Private birthday parties and other children events would be attracted such temporary activities.*



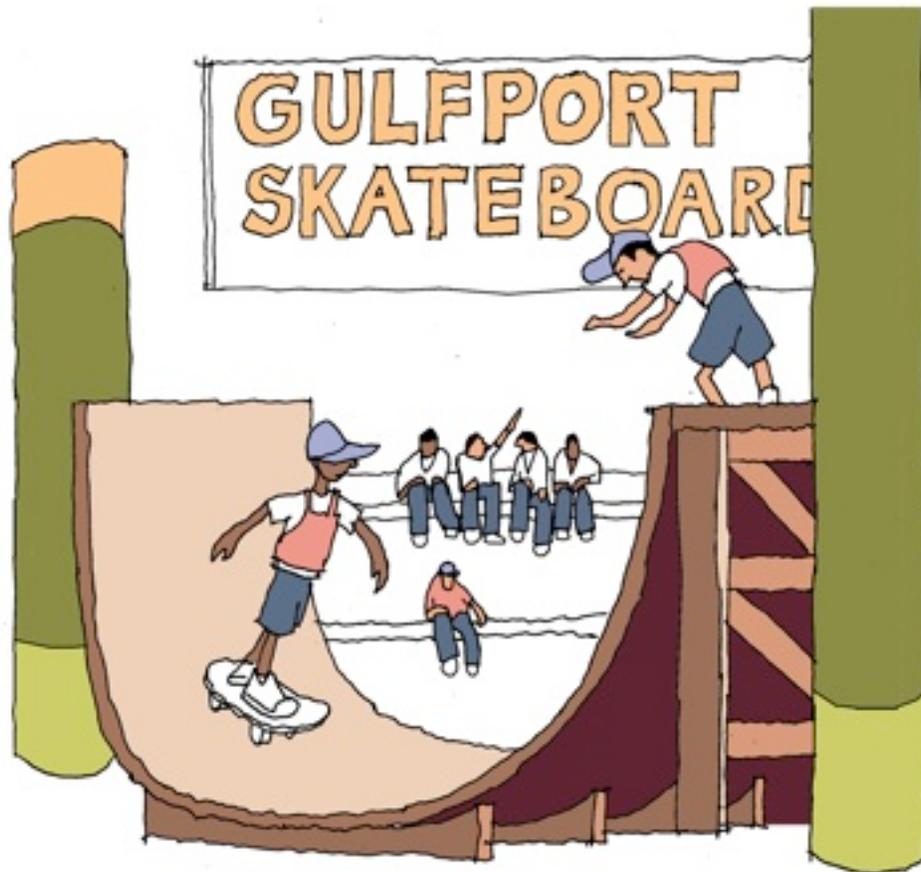
**Possible use  
Garden shows**

*Garden and landscaping shows are hugely popular with the public recently. With food prices rising and families becoming more interested in growing vegetables, spices and fruit, there would likely be a good market for a venue such as Gulfport's MPB for these kinds of events.*



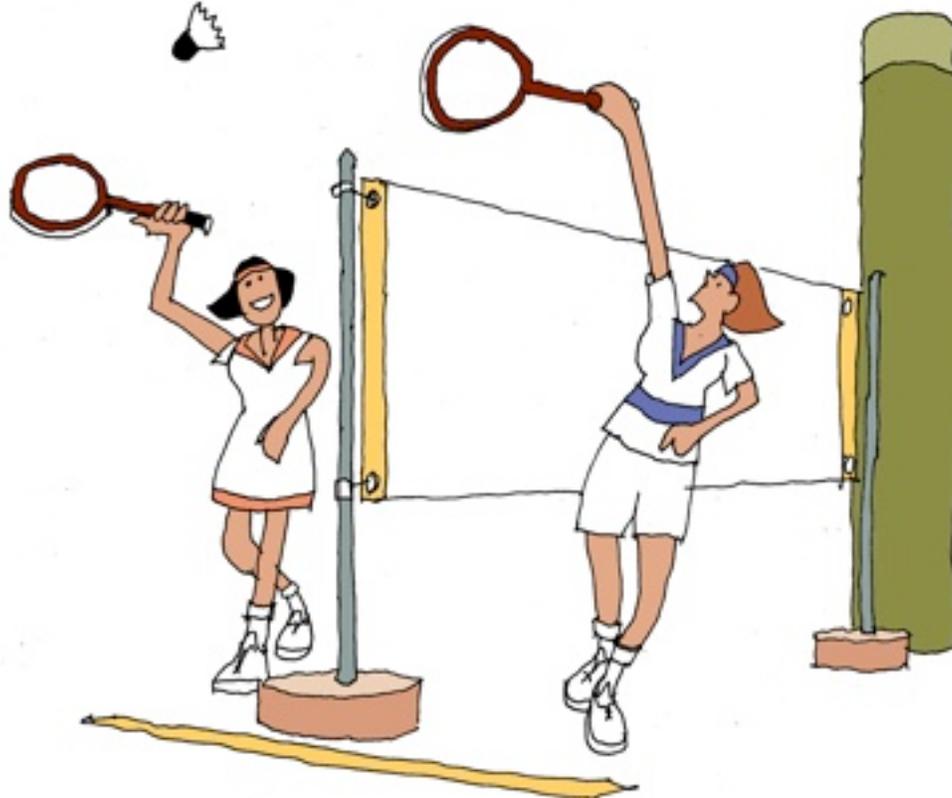
**Possible use  
Auctions**

*It seems as if almost everything is being auctioned these days. From art to all of the items seen on "Traveling Roadshow", to anything from cars to homes—it's being auctioned. Gulfport's MPB would be a perfect venue for such events.*



**Possible use**  
**Sports events and exercise**

*Gulfport's MPB would be a good location for almost any sports activity needing an all-weather environment and being able to work within the limitations of the 40 foot column grid. This opens the door to skateboarding, paddle tennis, badminton (informal), volleyball (informal), basketball (informal), boules, rope climbing, martial arts, boxing, pool, gymnastics and other forms of exercise.*



**Possible use  
Sports events**

*This sketch illustrates the possibility of playing badminton in an informal manner. While the ceiling height of the MPB is 24 feet the usual requirement is for a 25 foot height.*



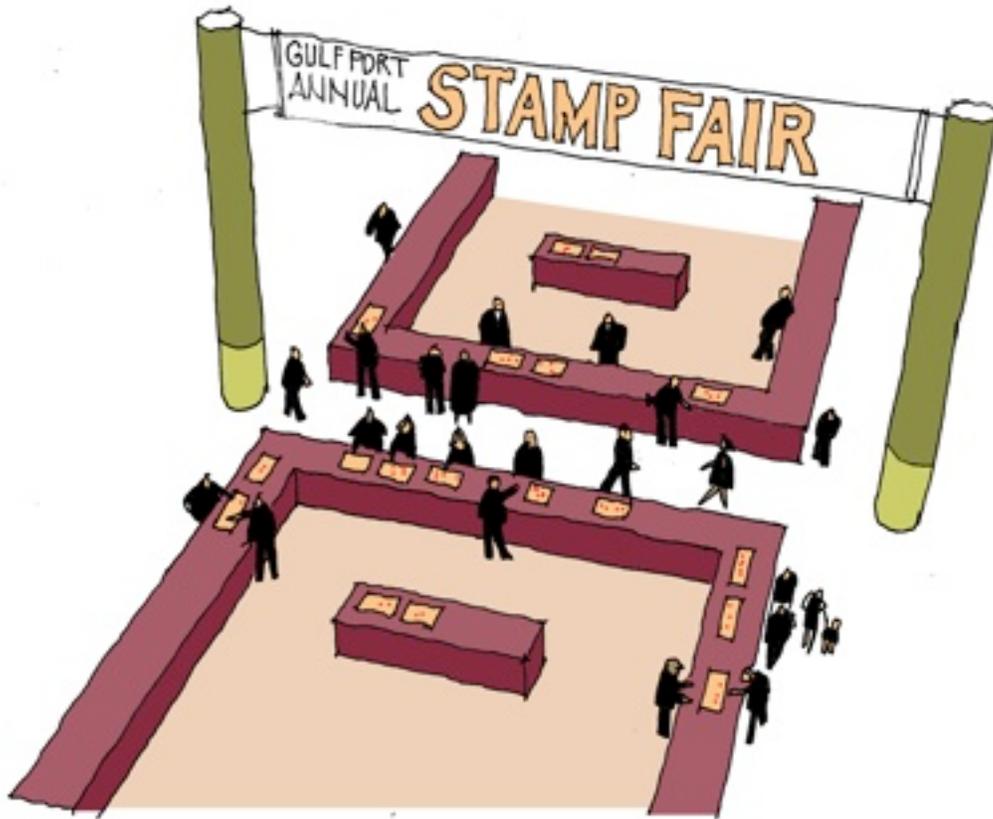
**Possible use**  
**Dances and benefits**

*After the MPB has been operating for some time there should be sufficient revenue to consider providing air conditioning, toilets and food service facilities necessary to support larger scale activities such as the charitable activities shown in the sketch above. A business plan and economic projections will demonstrate the financial feasibility of undertaking such additions.*



**Possible use**  
**Weddings**

*Weddings and wedding receptions are a big business. Using the MPB for these functions could generate considerable revenue. In the sketch above, a walled outdoor garden connected to the building would provide an attractive area for a service. The reception would be held inside or out depending on weather. Food and beverage service could be provided on a temporary basis which would allow these kinds of activities early on in the development of the facility.*



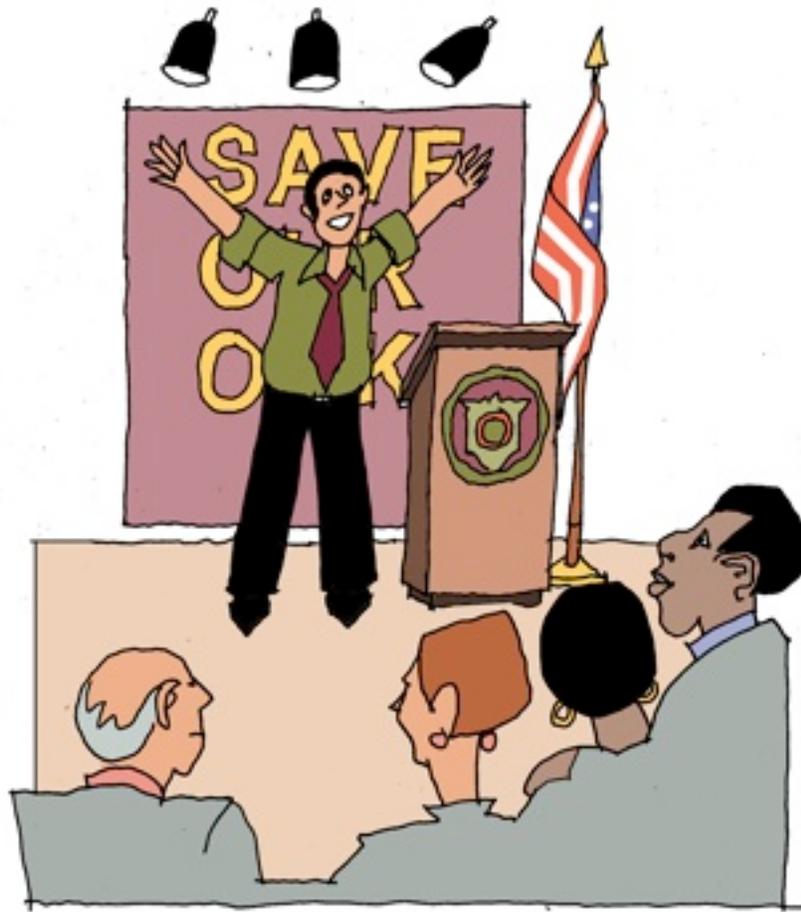
**Possible use**  
**Displays and shows**

*America is a nation of sub-cultures and there are literally hundreds of specialty interests that require a venue regularly for the display of the items within the area of their interest. Gun, coins, stamps, crafts and art shows—as well as traveling museum exhibits would all be candidates for using the MPB. These exhibits and shows attract visitors from outside the region who come and contribute to the local economy. The Gulfport-Biloxi Airport is close by and will make trips from outside the area attractive to these visitors and their families.*



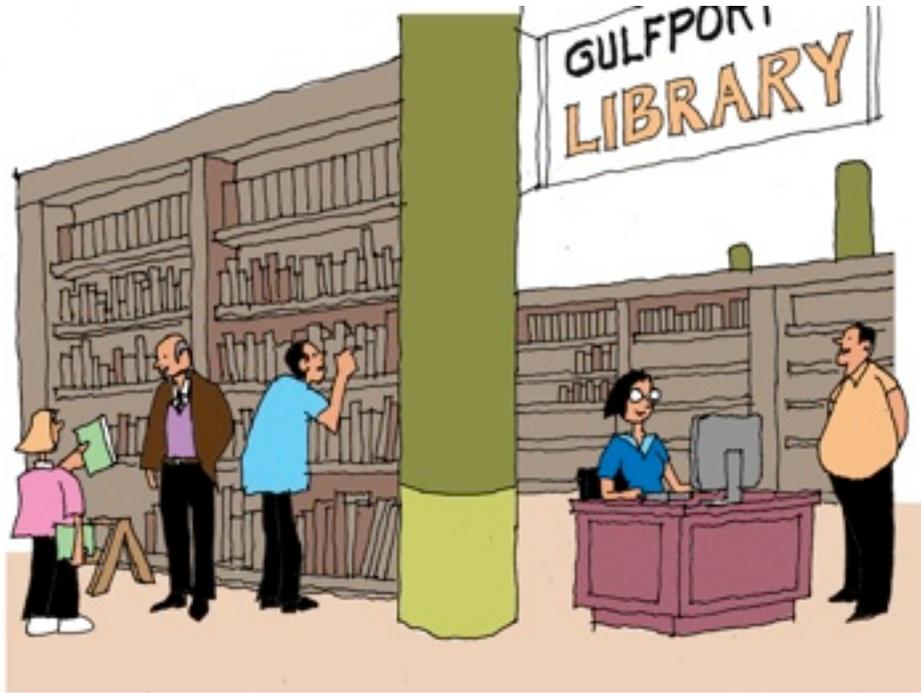
**Possible use**  
**Art shows**

*At any one time there are a considerable number of museum sponsored art shows traveling the country. Visitors from within the region are attracted to the art of the old masters, relics from Egypt, ancient, maps and manuscripts, etc. Having a venue in Gulfport which can host such events is important to the economy and the general education of the local community.*



**Possible use**  
**Community meetings**

*Community meetings are one means by which a society maintains a free and open democracy—whether the issues are at a neighborhood, local, state or federal level. Citizens need to meet and assess proponents of a wide range of matters. While such meetings may not generate large revenues, they nonetheless contribute to the notion of the MPB’s “centrality” within the community and are important to host.*



**Possible use**  
**Public library**

*A public library would probably not be considered to be a possible use of a community center such as the MPB. It is mooted here as either a substitute of the MPB use itself or as a small permanent function within the MPB. At the very least, a satellite library facility with computer terminals and access to the internet might be a very good use within the MPB.*



**Possible use  
Business Incubator**

*It might be possible to locate a suite of offices within the MPB to provide temporary office space for start-up businesses. A similar facility, The Innovation Center, has been successful in Biloxi. Check out: [innovatems.com](http://innovatems.com)*

*Additional note: As an option to a Multi-purpose facility, the GRC might consider an incubator facility. The Biloxi model is about 30,000 sf with about 20,000 sf used for storage and 10,000 used for offices. The (old laundry) building contains about 39,000 sf. There would be sufficient space for a full-time incubator facility with about 9,000 sf left for future development.*

## Background

### History of project

The MPB occupies a part of the site of the former Veterans Administration Hospital which was turned over to the City of Gulfport by the Federal government after hurricane Katrina. The MPB “north” site, comprised of approximately 10 acres, is located just to the north of the railroad from the VA buildings on the “south” site, comprised of 48 acres.

### Master plan

A master plan for the waterfront of Gulfport (which included the VA site) was prepared by Duany Plater-Zyberk & Company (DPZ) in 2008 and approved by the Gulfport City Council. See Appendix “A” which shows a DPZ concept for Centennial Plaza. A concept for the MPB site was also prepared by DPZ. See Appendix “B” and “C”.

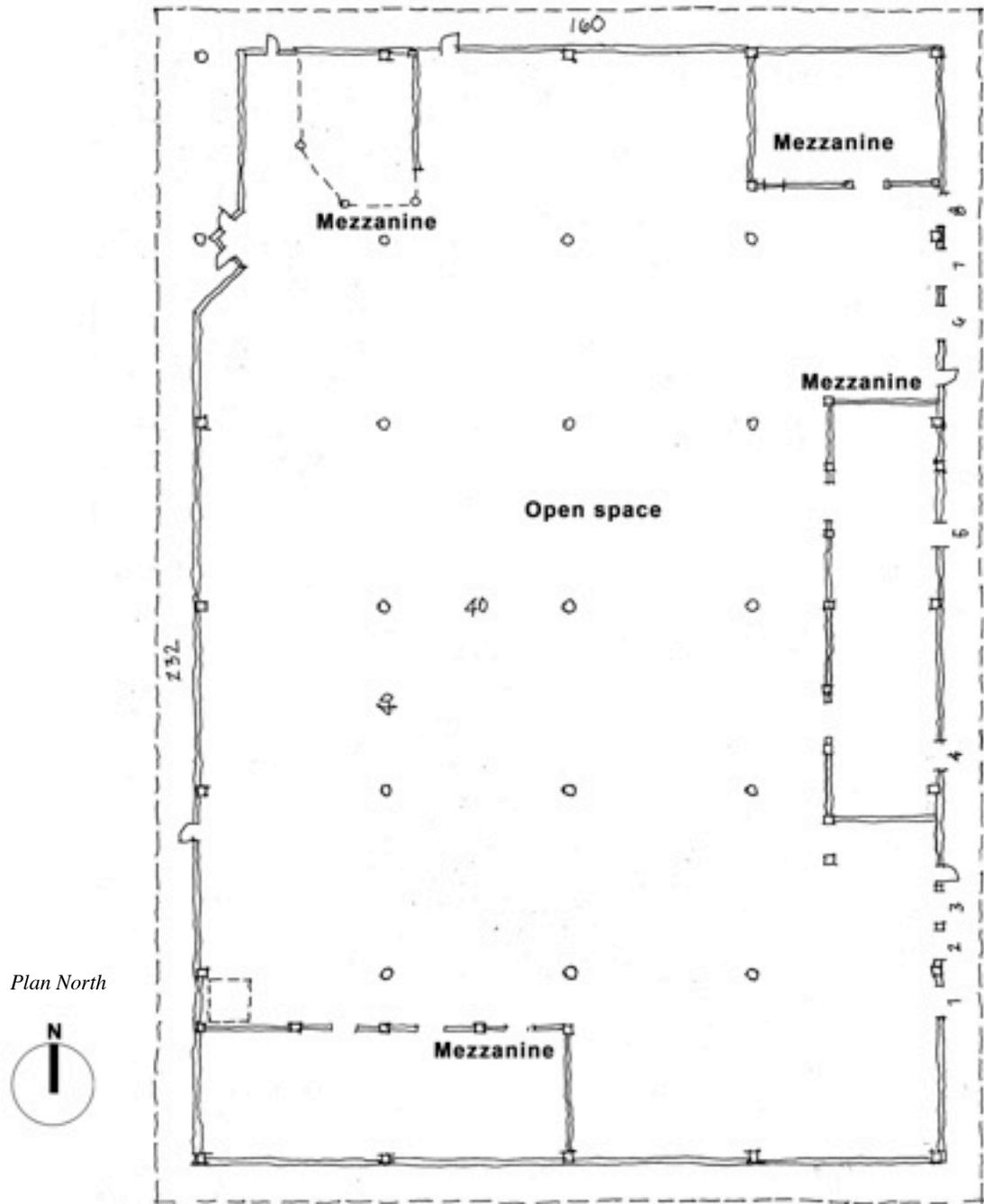
### Building and site descriptions

The ground level area of the building is approximately 37,000 square feet. The mezzanines and upper level spaces account for another 6,000 square feet. The building was built in 1984 (approximate) to serve as a laundry building for the VA facilities in the Gulfport area. The building has now been stripped of the laundry machinery and could be characterized as a little less than an acre of open space with 24 foot high ceilings (except where under mezzanines) interrupted by two foot diameter columns on 40 foot centers. With its eight loading docks, the building would seem to be perfect as a public hall for hire.

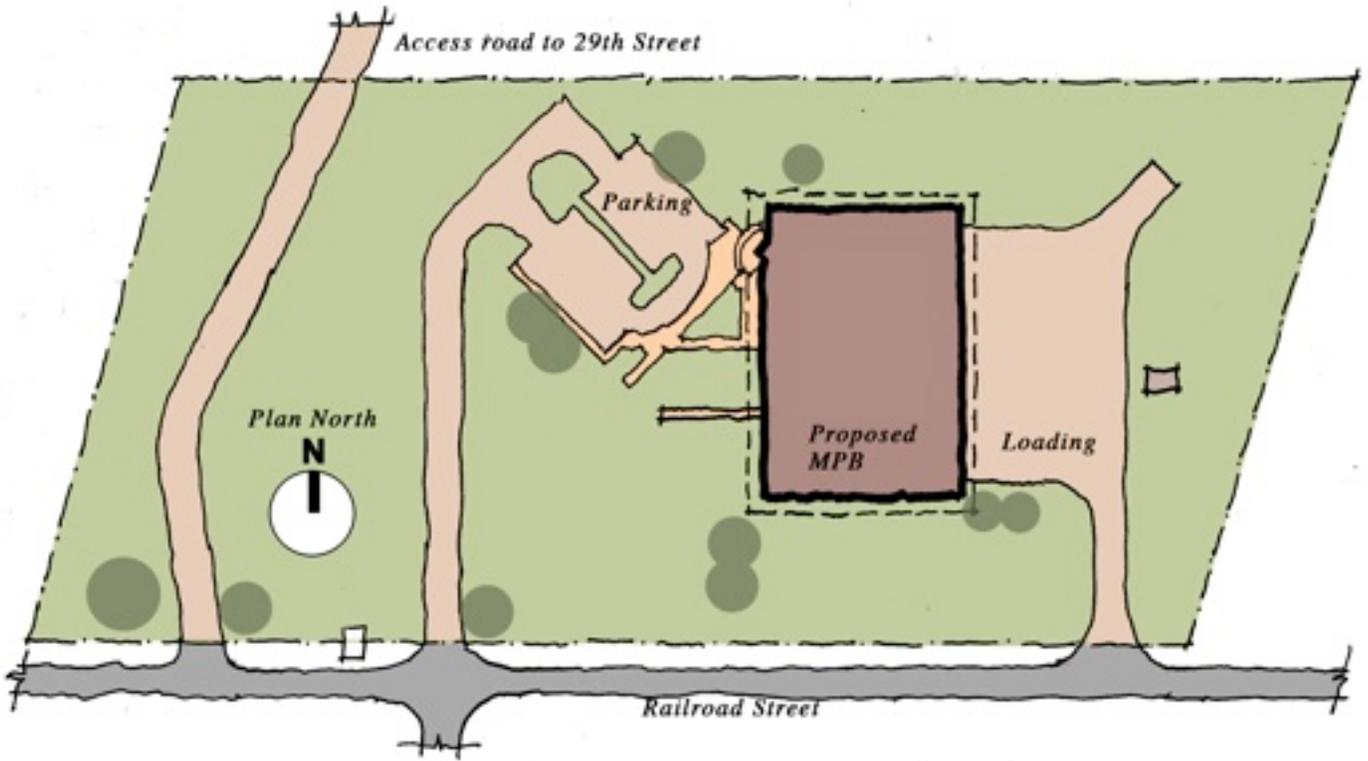
There are site liabilities: (1) there are fewer than 100 parking spaces now and more will be needed, (2) the building is remote from other activities such as shops, restaurants or hotel/ motel accommodation, (3) access to the site is not well known to the general public, (4) the site area has been reduced from approximately 32 acres to 9.62 acres which may prove limiting should high levels of parking be required—and/ or exterior uses associated with the building be identified and require additional area.

### Project description

The Gulfport Redevelopment Commission (GRC) is seeking proposals and a statement of qualifications from individuals or firms to provide professional services to include an analysis of possible uses and feasibility of renovations of the multi-purpose building (MPB) on the North side of Centennial Plaza. The GRC intends to hire and/or retain individuals/firms/consultants and/or architects to repurpose the laundry facility.



**Existing schematic building plan**



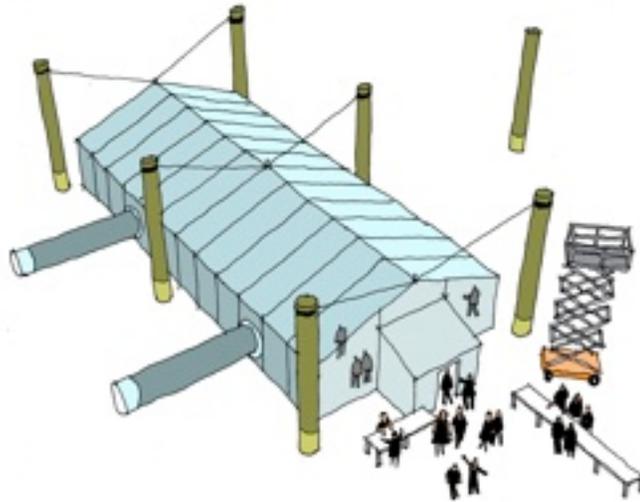
Existing schematic site plan

## Issues

### Building Air conditioning

Air conditioning is one of the most expensive building components of the project. If the intention is to heat and cool all of the building's 39,000 square feet of space—every day—the capital and operating costs could be enormous. We propose the following strategies to minimize these expenses:

- To minimize initial costs, initiate the development by ventilating the building with fan(s) and encourage uses that are not dependent on high levels of heating or cooling.
- As use of the building increases, condition only the space in use at any one time and only for that time.
- Consider using efficient geothermal or ground source heat pumps installed on a staged basis and for sections of the building that can be partitioned off from area that are not conditioned.
- Use solar panels and/or wind turbines to supplement the energy required for operating the system. Heavily insulate where possible and cost effective.
- Consider allocating air conditioning costs in the rental charges so that the user pays for the air conditioning they use.



## Issues

### Temporary toilets

Installation of new toilets, water and sewer services to meet the demands of a full-scaled MPB could be expensive and unnecessary in the first year of operation:

In the initial stage of development the loads on the building will be small; the building population will include only full time staff and visitors attending small, infrequent events. The number and size of events will increase significantly over time but almost all of these might be initially handled by renting or purchasing temporary toilets.

There are temporary toilets on the market which are only slightly less desirable than permanent toilets. One company rents a trailer with features such as: brass paper holder and shelf, one-sink vanity with mirror, oak cabinet and polished brass faucet, air conditioning / heat, ceiling exhaust fans, fresh water flushing toilets porcelain urinals and dome skylights. Water is supplied by a water hose.

All of this will need considerable investigation but it is an issue that suggests there are more than one (expensive) solution.

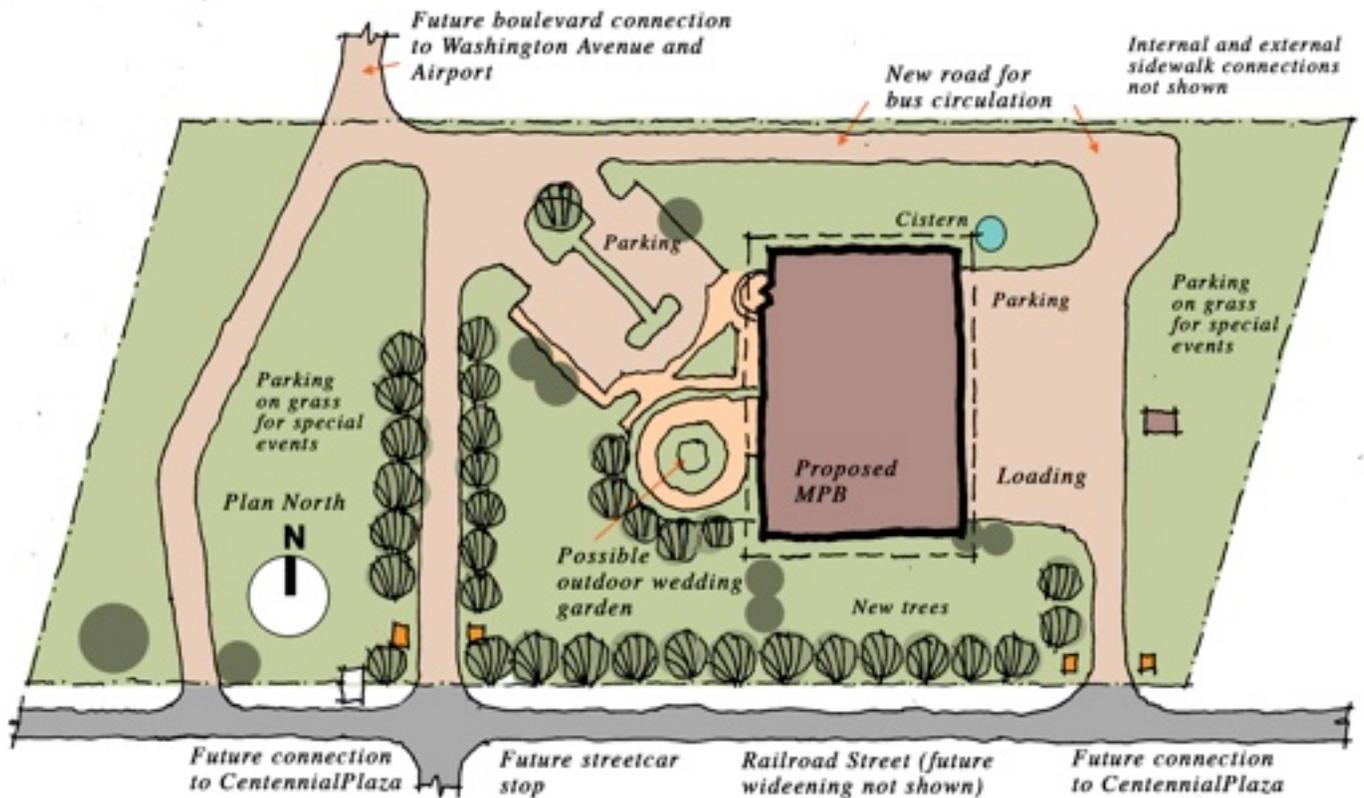
## Issues

### Site planning

As stated earlier there are a number of site issues which will need to be considered over time and in a programmed manner: (1) parking, (2) local business support, (3) access and (4) site area. There are further considerations:

- There may be an argument for adding a new primary entry to the east side of the building where there is more parking (52 spaces as opposed to 37 on the west). This would mean the primary entry to the site would be located in a position aligned with the east site. Another alternative is to connect the two parking lots with a sidewalk to the north of the building and direct pedestrian traffic into a new entry on the north or use the existing entry at the northwest corner.
- Parking for school buses and bus circulation on the site will be an issue that will need to be considered early in the development program.
- It may be possible (yet admittedly problematical) to use the soccer fields to the north of the site for parking for occasional events which generate high levels of parking.
- Ultimately, a covered drop-off at the MPB entry will be desirable.
- As parking is added, it will be important that the building not develop the appearance of being surrounded by "a sea of parking". This problem can be addressed by breaking the lots into smaller parcels and screening with trees.
- No matter how the parking is handled, it will be desirable to improve the appearance of the automobile/ bus/ truck entries from Railroad Street. As the neighborhood and Centennial Plaza develop around the site various strategies will need to be considered for ensuring the MPB is well connected to a walkable neighborhood with sidewalks.
- Widening Railroad Street in front of the MPB site should be a long term goal and consistent with the anticipated increase in bus and automobile traffic.
- It may be desirable to pave the dirt road leading from 29th Street and running along the west of the site. Inevitably, there will be a need for improved access from Pass Road and the airport. The DPZ master plan suggests a Washington Avenue connection.
- Planting trees around the entire site would soften the appearance of the entire area.
- An outdoor walled garden connected to the MPB for weddings, receptions and other events would be an inexpensive addition which might pay for itself over time.
- The roof area of the MPB is over an acre in size. Roof run-off water could be inexpensively collected in a cistern for use in irrigation or for other purposes. Solar panels and stylites might also be considered as ways of saving on energy costs.

**See next page**



Site sketch possibilities  
(see previous page)

## **Issues**

### **Planning and generating economic benefits**

A facility such as the MPB has far ranging entailments beyond just the building and its site. It will be far better to anticipate and plan for these changes than to let them occur by accident.

As the MPB begins to attract a growing number of users there will be a need to look beyond the MPB and its site to plan the neighborhood and regional context to ensure that the full economic and cultural benefits of the city's investment are realized—and that any negative consequences of growth are mitigated. While a master plan has been done by DPZ, (see appendices "A" through "C") still, much of this work will need to be re-visited since a successful MPB will have far ranging consequences impossible to predict at the time the master plan was conducted.

Physically, a successful MPB will affect the manner of development of the south site of Centennial Plaza, the immediate neighborhood and the local street system. One only has to imagine large number of school buses arriving daily, the huge impact parking loads on weekends and during special events to imagine the effect the facility will have on the areas around the site. Also, the city will want to use the success of the MPB to make physical improvements to Coffee Creek, the park, playing fields and affected residential neighborhoods.

Economically, it will be wise to realize a successful facility will generate considerable economic potential within the immediate area—and ultimately city-wide. Should the MPB attract large numbers of overnight visitors from the surrounding region and other states there will be a need for hotel/ motel accommodation, restaurants, shops and other supporting business. How successfully the city captures this potential will be determined by a good master plan which includes a strong economic component.

The following page demonstrates a very early attempt we made in 2007 to view Centennial Plaza within its wider context. Note: this is NOT a suggested plan for today's situation. At the time this study was made there were no plans to retain the Laundry Building.

**See next page**

**Concept:**

Renew and revitalize the neighborhoods within the study area by using a new charrette generated master plan to integrate the neighborhoods with the VA site, Coffee Creek and a new "people moving" system that will replace the railroad.

Open existing neighborhoods north of the railroad to the beach by completing a grid street system through the new VA site.

This can be made easier with the likelihood of a new road system (old railroad) and the north south movement possibilities resulting from the rehabilitation of Coffee Creek.



Washington Avenue is connected to E Railroad Street to provide improved connection to airport

Streets and sidewalks bring people to activity nodes in Coffee Creek Park. Improved pedestrian circulation and boats move people past recreational features and concessions to the beach

With the railroad functions removed, it will be easier to provide north-south streets to connect the existing neighborhoods with the new VA site and the beach

Street car stops will encourage people to use public transit to move east and west throughout the region.

**VA Study Area Concept**

DRAFT Robin Riley Associates 8/14/07

One mile approximately

VA study area approximately 700 acres bounded by Highway 90, Courthouse Road, Pass Road and Hewes Avenue

## Team Qualifications and experience

Keleal S. Hassin, Jr.

Keleal S. Hassin graduated from the Tulane University School of Architecture in 1968 and was registered as an architect in the State of Mississippi in 1973. He holds a NCARB Certificate.

The firm of Architect Keleal S. Hassin, Jr. has been practicing Architecture on the Mississippi Gulf Coast for over 40 years. Keleal Hassin, the principal, has also been president of the Gulfport Board of Appeals for over 20 years, a member of the Harbor Square Board, a charter member of the Orange Grove Rotary Club, and a member of Gulfport's Blue Ribbon Panel on City Growth. Architect Keleal S. Hassin, Jr. has been heavily involved in the historic renovations of numerous buildings in downtown Gulfport, Mississippi.

The firm offers full-scale Architectural services including preliminary design, cost estimates, full Contract Drawings and Specifications, bidding, and full Construction Administration. The firm utilizes the latest in design production technology, including DataCAD, AutoCAD, and Revit for drawing production, Sketchup for 3D design and presentation, Speclink for specification production, and Costlink for Architectural cost estimating.

See Architect Keleal S. Hassin, Jr.'s website at: [kshassin.com](http://kshassin.com)

The following is a list of some of the firms projects:

Westside Community Center: Gulfport  
Herbert Wilson Recreation Center: Gulfport  
Gulfport Sportsplex: Gulfport  
No. 1 Fire Station: Gulfport (Associate Architect)  
Gulf Marine State Park: Biloxi  
Pumping Station: West Gulfport  
Harrison County Courthouse (Gulfport) Renovations  
Harrison County Courthouse (Biloxi) Renovations  
Alcohol, Tobacco & Firearms Offices, Downtown Gulfport  
UBS Building (Formerly JC Clower): Gulfport  
Downtown 1903 Building: Gulfport  
Toggery Building: Gulfport  
Hewes Building: Gulfport  
Kremer Building: Gulfport  
Cadillac Building: Gulfport  
Williams Gallery: Gulfport  
Hatten Building: Gulfport  
Additions to Gulfport-Biloxi International Airport  
Parking Garage: Memorial Hospital at Gulfport  
Renovations and Additions to Lyman Baptist Church: Lyman  
Post-Katrina Beau Clair Condominuims: Long Beach  
St. John Rectory  
Chimneys Restaurant  
Diocese of Biloxi Chancery Building  
Muse Manor (500 Room Hotel Renovation)  
Balsh & Bingham Law Offices (Formerly Eaton, Cottrell, Gallaway, Lang & Stone)  
Addition To The Law Offices Of Brynt & Clark  
New Medical Clinic Foforr Dr. Richard Peden  
New Medical Clinic for Dr. Dan Hull (Formerly Peden Clinic)  
New Pharmacy tor Craig Sartain  
New Medical Clinic For Dr. Seichnaydre  
Three Medical Clinics for Dr. Gregory Bertucci

Medical Clinic for Dr. Eugene Mcnally

Residence for Dr. Eugene McNally  
Medical Clinic for Dr. Thomas Garrott  
Remodeling of The Residence Of Dr. Thomas Garrott  
Medical Offices for Dr. Robert Little  
Medical Offices for Dr. Pace & Dr. Adcock  
New Office for Dr. Frank Landsden  
New Aircraft Hanger Renovations for Forbes Air Service  
New Rectory For St. John Catholic Church  
Herbert Wilson Recreation Center (Associate Architect)  
Tuggle Community Center  
Bear Claire Condominiums  
USB Law Offices  
Rental Car Service Center for Gulfport Biloxi International Airport  
Goodwill Stores In Gulfport & Pascagoula  
Two Medical Clinics for Dr. Gene Gaddy  
Offices for AG Edwards Financial Brokers  
Residence for Dr. Gene Gaddy  
Offices For Federal Bureau of Investigation Gulfport Mississippi



Gulfport Sportsplex Facilities, Gulfport

**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.



Westside Community Center: Gulfport



Herbert Wilson Recreation Center, Gulfport

**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.



First Baptist Church of Long Beach, Long Beach



Gulf Marine State Park, Biloxi

**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.  
Gulfport Sportsplex Facilities, Gulfport



**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.  
Administration Building, Catholic Diocese of Biloxi



**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.



Gaddy Eye Clinic, Gulfport



Parking Structure: Memorial Hospital at , Gulfport

**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.  
Historic Downtown Renovations, Gulfport



**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.  
Beau Clair Condominiums, Long Beach



**Team Qualifications and experience**

Architect Keleal S. Hassin, Jr.



New Chimneys Restaurant, Gulfport



South Mississippi Business Machines Offices, Gulfport

## Team Qualifications and experience

### Robin Riley

Robin Riley graduated from the Tulane University School of Architecture in 1968 and was registered as an architect in the State of Louisiana in 1973 (Winston E. Riley, Jr.).

Robin Riley specializes in urban design, economic development, neighborhood planning and large scale development projects for both the public and private sectors. His firm, Robin Riley Associates, has been providing professional services in the United States since 1973, in New Zealand from 1986 to 2004 and again in the US to date.

In New Orleans, Robin Riley was the architect and urban designer for Louis Armstrong Park, a 31 acre downtown entertainment centre developed by the City of New Orleans under two mayors. Mr Riley also prepared the original plans and helped administer the 1984 Louisiana World Exposition which was held on the waterfront of the Mississippi River. Mr Riley was the architect for the New Orleans and Egyptian pavilions at the fair.

In New Zealand, Robin Riley's work includes the production of concept plans for the town centers of Manukau City, Howick, Orewa, Mangere, and a master plan for the Takapuna Beachfront. Mr Riley prepared the concept plan for Gulf Harbour, an 800 acre master planned community north of Auckland, from 1988 through 1990. Subsequently, Robin Riley Associates had lead responsibility for the architecture and urban design of the Gulf Harbour Marine Village, town centre and hotel—as well as the residential development concepts associated with Gulf Harbour's golf course. Robin Riley was the architect of Gulf Harbour's golf course club house.

In the United States, since June, 2004, Mr Riley has maintained a practice and designed and presented schemes for residential development integrated with multi-use "big box" retail centers such as the Wal-Mart Village in Pass Christian (unbuilt). Mr. Riley is also worked with a New Orleans developer seeking to develop the Veterans Administration Hospital site (Centennial Plaza) in Gulfport, Mississippi. Mr. Riley produced the original plans for the project and was a member of the Duany Plater-Zyberk & Company (DPZ) design conference team held by the City of Gulfport January 21-31, 2008.

Robin Riley Associates' work has been published in Progressive Architecture, the Journal of the American Institute of Architects, "A Guide to New Orleans Architecture", Architecture New Zealand and "Between Coasts From Kaipara to Kawau".

See Robin Riley Associates website at [robinrileyarchitect.com](http://robinrileyarchitect.com)

## Team Qualifications and experience

Robin Riley  
Louis Armstrong Park



*In 1971 New Orleans Mayor Moon Landrieu appointed a committee to recommend a memorial for Louis Armstrong who had died that year on July 6. The committee recommended a park be built as a living memorial where New Orleans traditions could grow and flourish in the neighborhood where Jazz was born.*

*The 31 acre site was to be on a portion of the Treme neighborhood which had been demolished earlier by a previous administration to make way for a "Cultural Center".*

*Mayor Landrieu accepted the committee's concept with the proviso that the park pay for itself—in much the same way that Tivoli Gardens in Copenhagen, Denmark supports itself financially. With that directive a Client Committee was established to oversee the design and construction of a city facility which would ultimately be operated by a private entity and pay rent to the city from income from generated by the year-round production of music and food unique to New Orleans.*

*From 1971 until the opening of the first stage of the facility in 1980, Robin Riley worked as architect, designer and construction manager for the park.*

*Unfortunately, the public bid process which was intended to produce a private operator encountered difficulties and the political will to complete the project was lost as a new city administration came into office in 1986.*

## Team Qualifications and experience

Robin Riley  
1984 Louisiana World Exposition



*The 1984 Louisiana World Exposition, a World's Fair, was held on an 84 acre site along the Mississippi River in New Orleans 100 years after the city's earlier World's Fair, the World Cotton Centennial in 1884. Its theme was "The World of Rivers - Fresh Waters as a Source of Life."*

*The fair is fondly remembered by many New Orleans residents for providing "a party on the river" as well as for its noteworthy post-modern architecture including the groundbreaking Wonderwall designed by noted architect Charles Moore working with August Perez Associates.*

*An argument could be made that modern-day tourism in New Orleans sprang from the Fair; from it came the construction of the Ernest N. Morial Convention Center, the Riverwalk and the redevelopment of the Warehouse District, which spurred a cultural renaissance that included The Audubon Aquarium of the Americas, the Woldenberg Riverfront Park, world renowned restaurants, the Julia Street art galleries and the Children's, Ogden and D-Day museums, among others.*

*The Fair and the Convention Center spurred what has been billions of dollars in tourism. In 1980, there were only 18,500 hotel rooms in the New Orleans area. But the city added 7,000 hotel rooms leading up to the 1984 World's Fair.*

*Working through the administrations of two New Orleans mayors, Moon Landrieu and Dutch Morial, as well as City Executive, Winston Lill, Robin Riley prepared the initial plans in 1977 and was involved in shaping the urban strategy leading to the opening of the Fair on Saturday, May 12, 1984. The Fair ended on November 11, 1984.*

## Team Qualifications and experience

Robin Riley  
Gulf Harbour



*Gulf Harbour is a new township designed for 7,000 persons located an hour north of Auckland, New Zealand, at the end of the Whangaparaoa (Bay of Whales) Peninsula on the Hibiscus Coast. Originally a large farm, occupying its own 700 acre peninsula, it was purchased in the early 1980s by Wilkins and Davies, Ltd, an Auckland based contracting and land development company.*

*The initial development of the property involved the construction of a 900 berth marina and harbour to provide for the large number of sailors in the Auckland area. In 1988, after the success of the marina, Wilkins and Davies hired Robin Riley as development manager to prepare a master plan and lead the development of the balance land. Mr Riley completed a master plan with Antony Wood, Land Development Consultant, but in 1990 Wilkins and Davies went into receivership and the development effort was terminated.*

*In 1992 Gulf Harbour was purchased by Singaporean interests and Robin Riley Associates, Ltd was contracted to provide lead architectural and urban design services and to initiate development along the lines of the initial master plan.*

*Over the next several years, Robin Riley, Antony Wood and a team of planners, engineers and contractors designed and developed a Marine Village with shops, restaurants and a hotel; a number of neighborhoods around a Robert Trent Jones designed golf course and a country club and clubhouse.*

*Today, the project is under new ownership and the community continues to expand.*

## Team Qualifications and experience

Robin Riley  
Wal-Mart Village

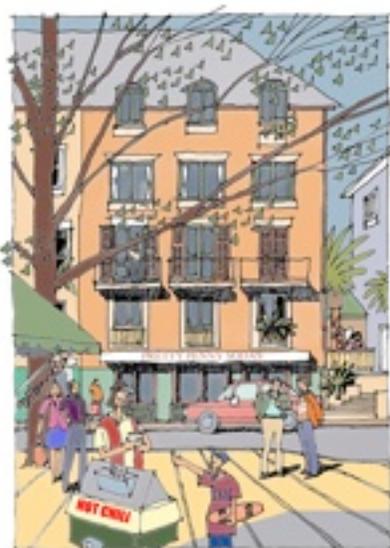


*Wal-Mart Village was a neighborhood proposed on property owned by Wal-Mart on the beachfront of the Mississippi Gulf Coast. The project featured a Wal-Mart super center, main street retail, a neighborhood square, a five acre public park and family oriented beach activities.*

*It was intended that the Wal-Mart facility be re-built on it's former site on higher ground and fully integrated with the new neighborhood after hurricane Katrina. The building itself was re-built on higher ground but the neighborhood has not been built.*

*AS intended, Wal-Mart Village was to be a home for local residents who wished to maintain their Gulf Coast culture and live within walking distance of a regional shopping center.*

*The village concept was conceived by Robin Riley in 2004 and presented to Wal-Mart in April 2005 by Robin Riley, Pres Kabacoff, Robert C. Tannen and Marcel Wisznia. The original concept was for residential development on two decks over existing parking—flanking a retail main street. However, hurricane Katrina intervened and the illustrated plan shows moving the “box” north away from the beach and integrating a mixed-use neighborhood surrounding Wal-Mart.*



## Team Qualifications and experience

Robin Riley  
Coffee Creek Cove



*Coffee Creek Cove was a preliminary concept by HRI Properties and Robin Riley Associates presented in February of 2007 for a new waterfront neighborhood in Gulfport, Mississippi, on the site previously occupied by the Veterans Administration hospital (now Centennial Plaza).*

*Arranged on a grid street pattern connecting existing neighborhoods, the plan was comprised of new residences, shops, a marine recreation center, and a refurbished park and creek system. The economic base for the neighborhood and development was a convention-resort hotel with a ballroom, meeting rooms, a learning center, a business center, and spa.*

*The new neighborhood was a walkable community built around existing historic buildings, mature oak trees and a unique Gulf Coast ambiance. It featured attributes of San Antonio's River Walk, Sydney's waterfront, Callaway Gardens and Copenhagen's Tivoli Gardens.*

Appendix "A"



Duany Plater-Zyberk & Company (DPZ) 2008

**Appendix "B"**



Duany Plater-Zyberk & Company (DPZ) 2008

Appendix "C"



Duany Plater-Zyberk & Company (DPZ) 2008