

DRAFT

SANCTUARY

*A Forest Garden Community
Pass Christian, Mississippi*

Report and Development Program

Architect Keleal Hassin
Robin Riley Associates
6/5/08

Sanctuary

Project description

Sanctuary is a proposed mixed-use development in Pass Christian, Mississippi that is envisaged as an authentic and diverse Gulf Coast community. Featuring civic and institutional buildings; a bed-and-breakfast inn; a performing arts area; various recreational activity areas; a communal garden; live-work “shop houses” units; retail and commercial outlets as well as a range of residential dwellings, it will be a “forest garden” community with a commitment to conserving the primary elements of its forested site.

Developers Kathleen Smiley and Zion Michtavay want to revive the tradition of livable, pedestrian-friendly neighborhoods that foster a sense of true community and that are able to grow and mature over time.

The concept emphasizes human scale and pedestrian accessibility to everyday needs and offers a practical alternative to the isolation of new conventional suburban communities, office parks, and retail shopping centers by integrating uses that are generally separated by current development practices. It is hoped the community will serve as a model for sustainable development as a result of innovations in water use, traffic reduction, on-site drainage, solar orientation of buildings, facilitation of small scale organic farming and use of home occupations.

The concept proposes 190 residences, 12,000 square feet of retail space, and 6,000 square feet of office space in addition to the church, school, conservation areas, and other recreational facilities. Development would be staged over several years.



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View of the village from the southwest

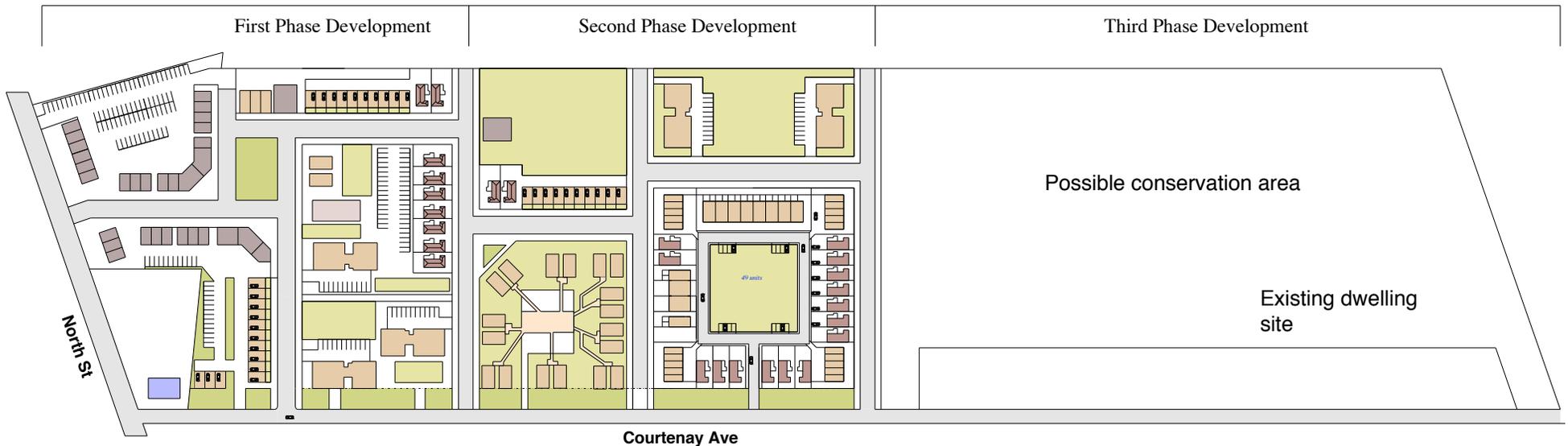
The Site

The 36 acre site is located along Courtenay Ave between the C.S.X. railroad and North Street in the North Central zone of Pass Christian approximately one and one quarter miles from the downtown with beach access with sailing and boating activities approximately one half mile—or five minutes by bicycle—from the center of the site along Courtenay Avenue. The land is heavily forested with pines, oaks and a variety of lowland species and diverse indigenous vegetation. Ferns abound. There is a large dwelling at the southern end of the property.

The immediate neighborhood is zoned for agricultural use and has seen little development over the last several decades. The City is currently preparing a new SmartCode ordinance for the zone which will facilitate development along the lines envisaged by the owners.

The property is low lying with elevations ranging from six to eight feet. The property is in a FEMA flood zone requiring that new residences be raised to a height above grade of approximately 11 feet.

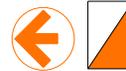
There are a range of site related issues that need further consideration and the consultants are obtaining proposals for a site assessment to identify site constraints such as wet lands and areas of protected vegetation and wildlife. Also, there will be a need for a survey of the carrying capacity of service infrastructure and a determination of the possible necessity for widening Courtenay Avenue.



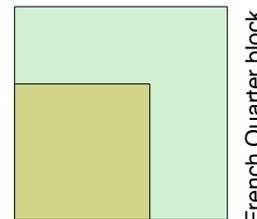
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Scheme Two
5/8/08



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French Quarter block

One quarter mile

One acre One hectare



Concept

The concept plan for the development features a very small village at the northern end of the site accessed from North Street, the northern boundary. A small public square (2) is planned at the center of the village surrounded by important institutional, civic and commercial buildings.

A raised church building (11) facing the square, and on axis with the main street into the village, will provide for the services of a local church as well as space for community meetings and night school. A kindergarden for local children will be housed under the church.

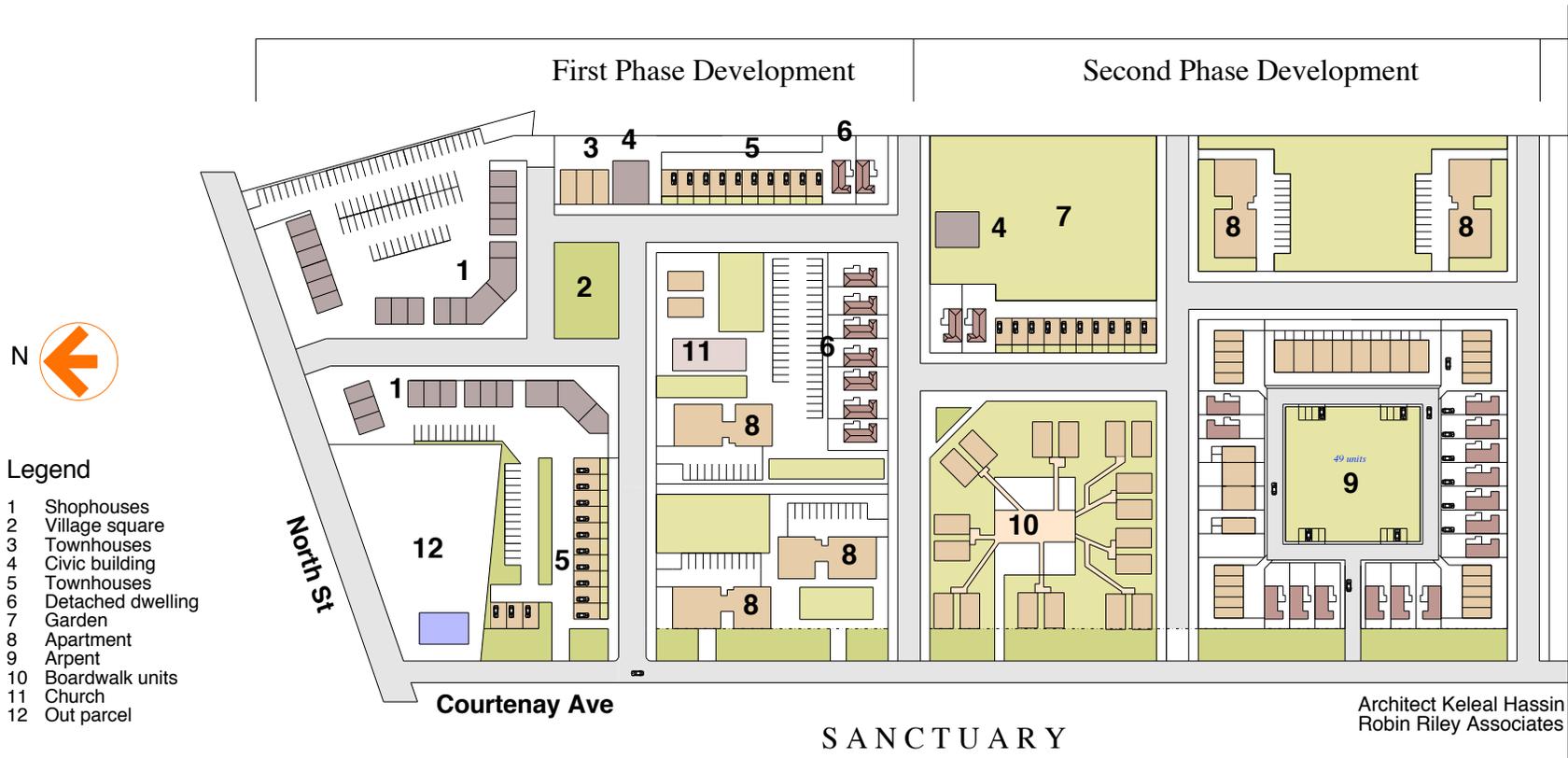
Parking will be provided in small tree shaded courts around the facility.

Other buildings fronting the square include commercial buildings housing a coffee shop, a grill and pub, in shophouses (1) Owners of the shops will live on the floor above. A post office is proposed in a civic building (4). It is hoped that with residents living above shops the village will be animated throughout the day and well into the evening.

The square itself will provide for a weekly farmer's market where locally grown foods and other items made within the community can be sold. Public parking for the weekly market will be provided on the church site sharing space the church is not in service.

Also sharing the church parking is a communal organic garden (7) to the south east of the church., The garden, operated on a volunteer basis, will allow local residents to grow fresh food for the community.

Throughout the site riding and walking trails are planned leading through the conservation areas, natural and planned gardens and areas of ferns. The trails will connect the residential and recreational areas with the village square area of the community.



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Residential development Boardwalk

A diverse mix of housing prices and styles—single-family homes, cottages, townhouses, garage apartments, residences over shops—allows the neighborhood to meet the needs of a wide range of lifestyles.

As noted earlier, because of the low lying nature of the property, dwellings will need to be raised approximately 11 feet above grade. The concept responds to this requirement in a variety of ways. One possibility is to raise a number of units within a block area to a set elevation and link them together with a wood boardwalk.

The illustrations below show such a boardwalk neighborhood where raised dwellings are arranged around an internal deck—built over parking—where a communal screened porch and elevator would be located. The porch and deck would be a place where neighbors could gather to socialize.

The photograph just below shows how the dwellings might address the surrounding streets with intermediate landings and decks that

moderate the distance between the grade and the second level of the dwelling.

Photographs to the right show boardwalks from elsewhere adapted to environments similar to Sanctuary.



Residential development
Apartment building

On this page and the next a four story ten unit apartment building is illustrated showing a raised structure built over parking. At the top of the building a penthouse and belvedere are provided to allow for views of the Mississippi Sound to the south. A ground floor lobby is designed as a screen porch—where residents might sit—to help engage the building with the fronting street.

Although a two bedroom arrangement is shown, the apartment building could be adapted to house any number of apartment types with various bedroom numbers.



Character sketch

MBR has large windows on two walls for coomading views of woods

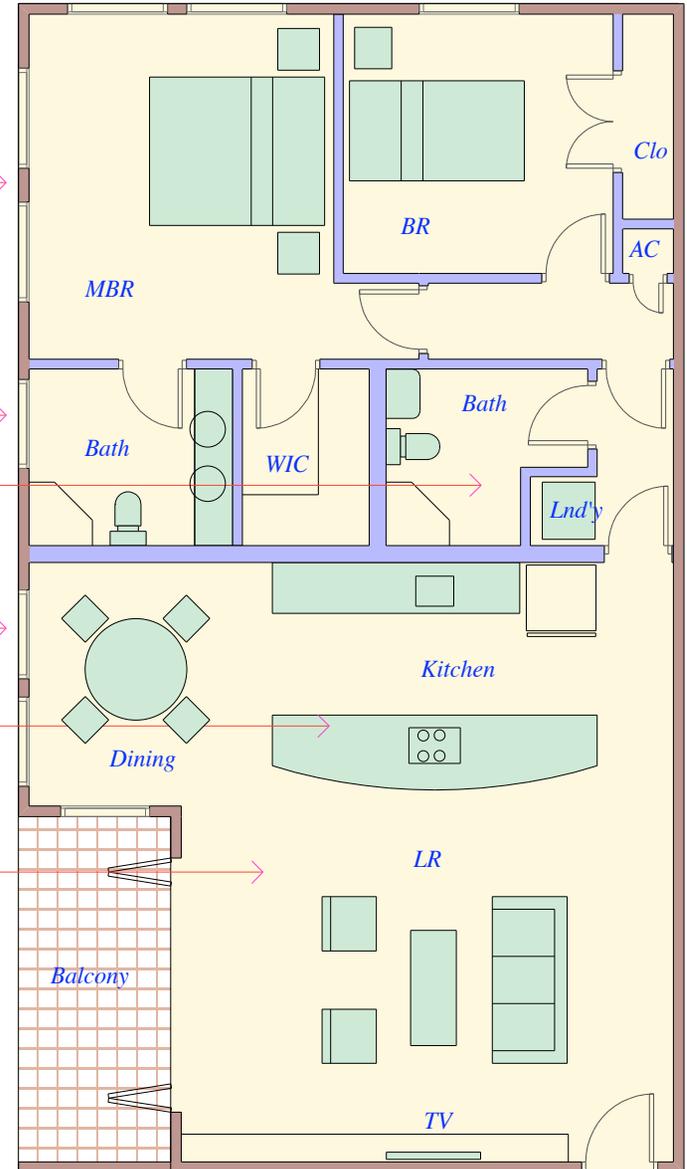
Large window in bathroom provides a pleasing outlook

Bathroom provides for guest use while providing privacy for BR wing

Diningroom has large windows providing a "treehouse" effect

Open contemporary kitchen design allows views, conversation and access to dining and LR

Dining, kitchen, balcony and LR are effectively one large 24 foot by 25 foot room



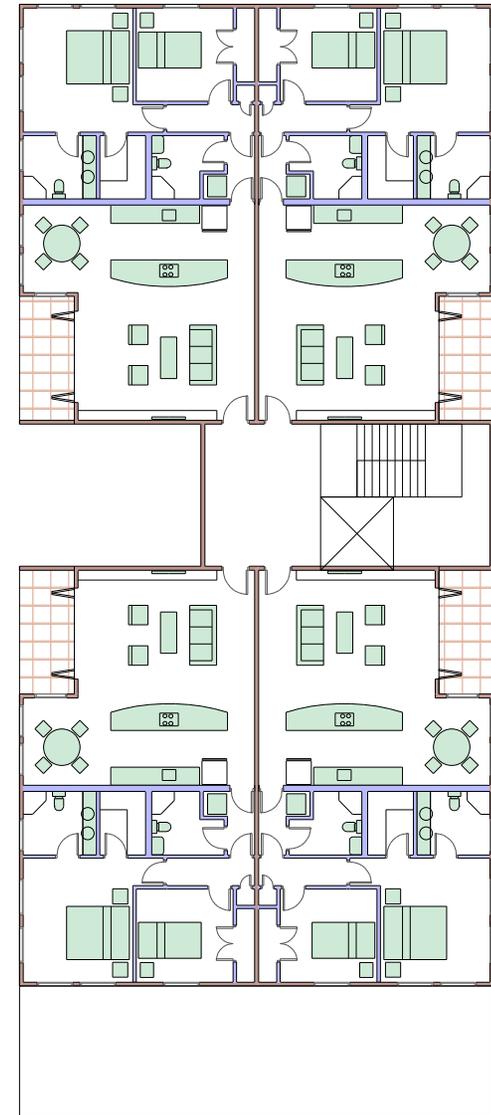
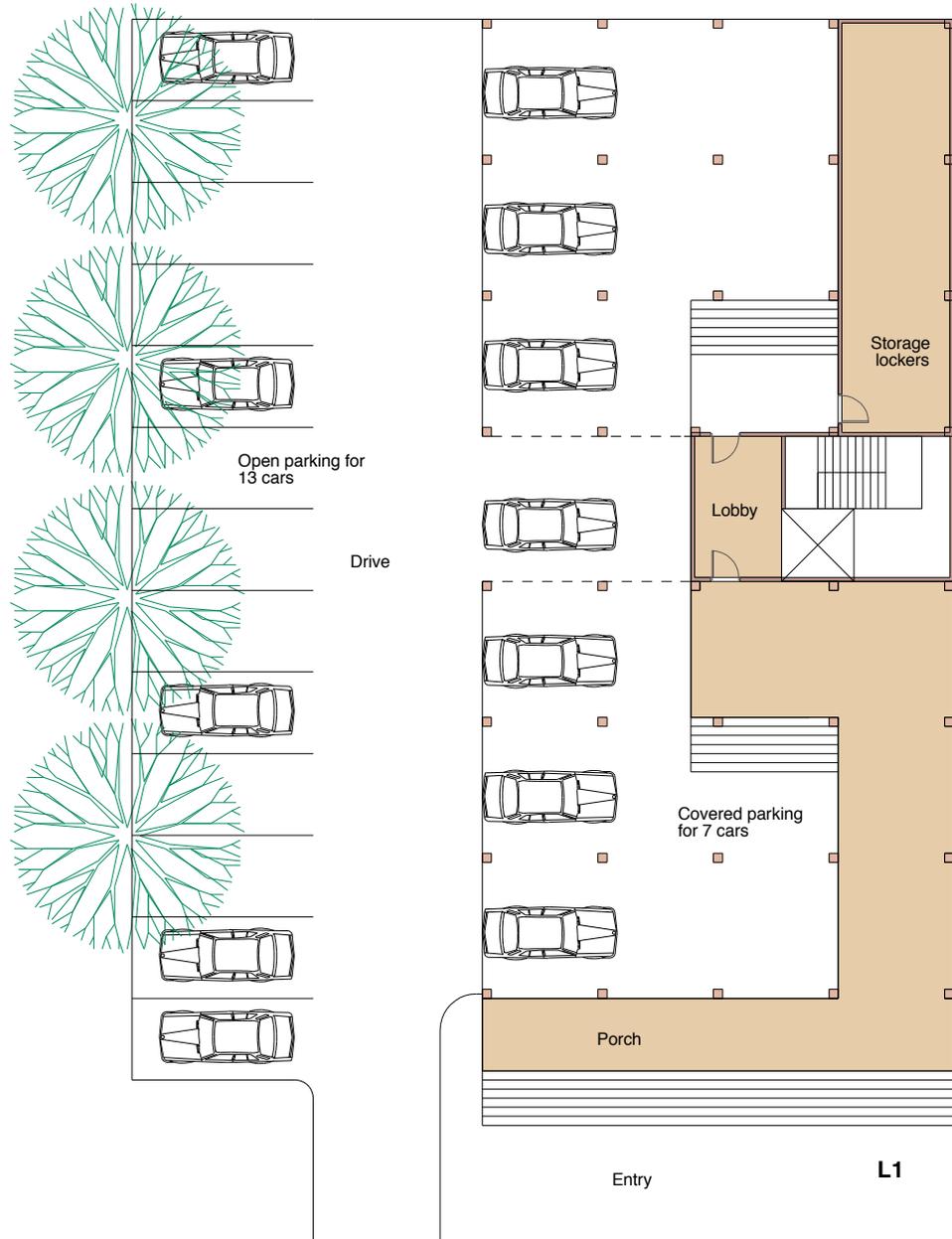
1/8" = 1'-0" 10 feet

1,206 sq ft

5/8/08

Sanctuary apartment L2-3

Residential development
Apartment building



10 feet
4/26/08

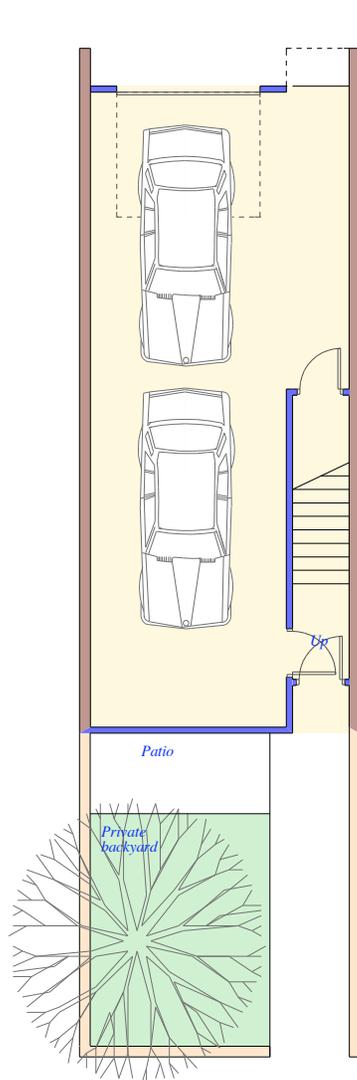
L2-3

Sanctuary apartments

Residential development
Townhouses

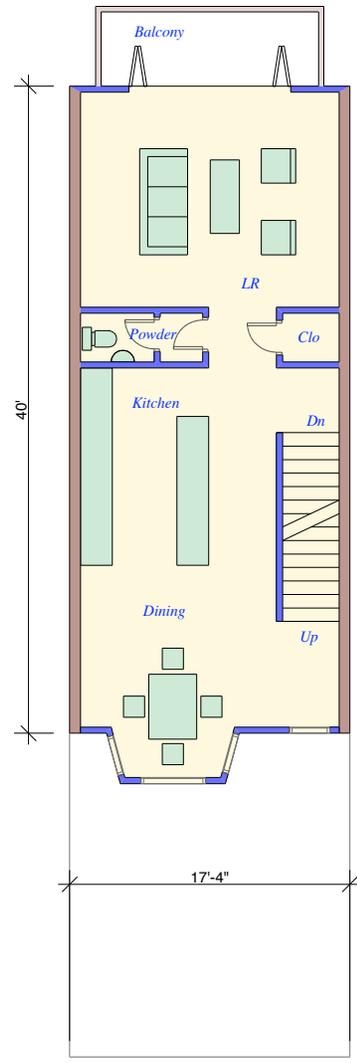
The townhouse is another housing typology that would be suited to the local environment and would adapt well to the area around the village—where increased densities are desirable. In the version shown, two floors are built over tandem parking.

This two bedroom dwelling has a total area, including parking, of 2,100 square feet and would be an ideal for a young family wanting to live in an affordable house and be able to walk to shops and school.



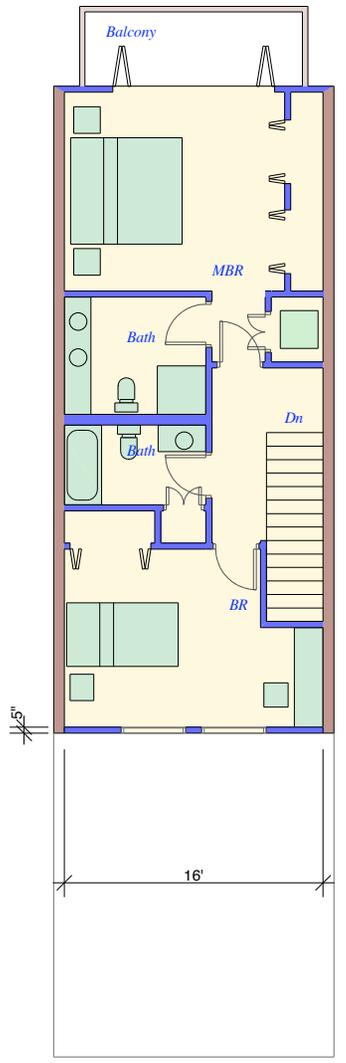
693 sq ft

Townhouse A L1



716 sq ft

Townhouse A L2



693 sq ft

Townhouse A L3

Townhouses from elsewhere

Townhouses at Sanctuary

Residential development Shophouses

The concept plan shows shophouses as the predominant building type in the village. A shophouse is a live-work building typology where the owner of a shop lives above a ground floor shop. The best example of this is the Vieux Carre in New Orleans but there are many examples of shophouses all over Europe and Asia.

Shophouses are considered ideal at Sanctuary because for modest capital costs, or a low monthly rent, a family can have a residence as well as a place of work—where an income can be generated.

At Sanctuary, shophouses would be administered to insure that the ground floor shops produced or sold items sufficiently interesting or useful to

attract local residents and visitors—so that an animated village atmosphere would be generated.

The City of Pass Christian is likely to permit commercial uses in the area off North Street. The FEMA requirements for commercial uses in flood zones require that the buildings be raised above the base flood elevation or be flood proofed. However, it is believed that commercial uses can be built below the base flood elevation as long as public toilets, electrical outlets and air-conditioning ducts and equipment are located above the BFE—and that this can be accomplished without undue difficulty.

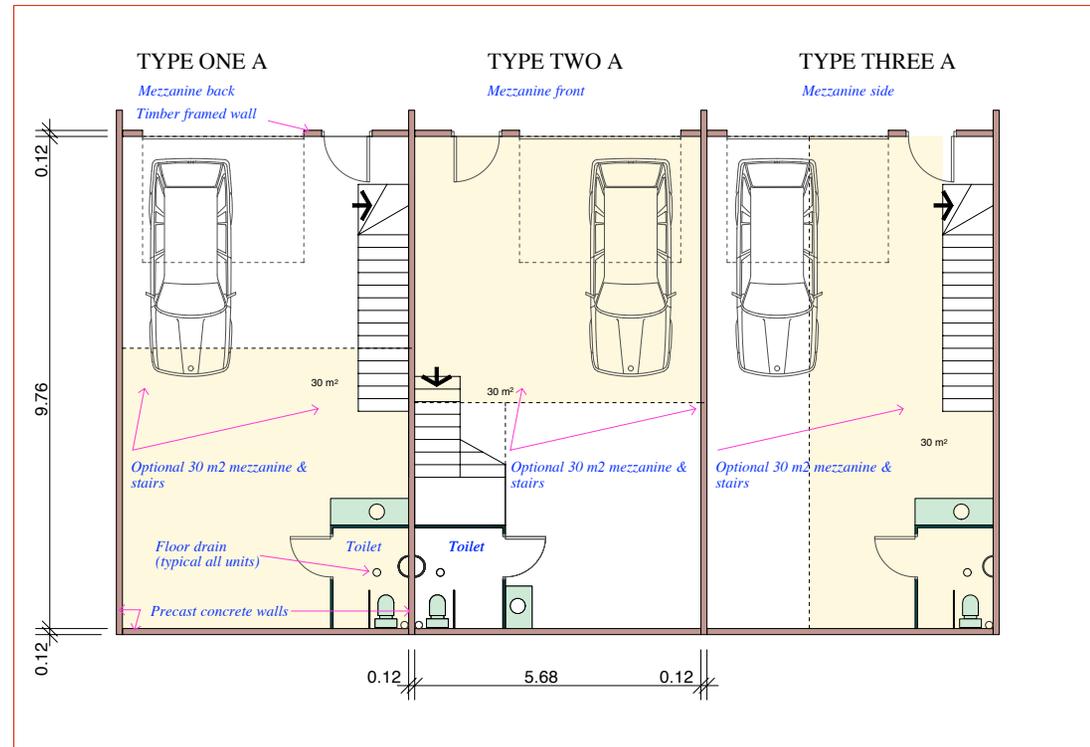


Shophouses in the village at Sanctuary

Shophouse plan from New Zealand



Shophouses elsewhere



A Block Mezzanine Options 1:100 @ A4