

Downtown Gulfport

Gulfport, Mississippi



Location: Gulfport, Mississippi
Type: Infill
Year Design: 2008
Status: Planned
Size: 5.5 Acres
Contact: Duany Plater-Zyberk & Company or the City of Gulfport



The Downtown Site is located north of the 15th Street CSX railroad tracks and south of 16th Street, between 25th Avenue and 29th Avenue. The irregular shaped site is owned by the City of Gulfport and currently used as a surface parking lot. It is bisected north to south by the Kansas City Southern railroad and has long served as the home to Gulfport's Amtrak passenger rail station. A small existing commercial structure, formerly the Azalea Bagel Shop fronts the eastern portion of the site along 25th Avenue. Its prominent location makes it an important component in the post-Hurricane Katrina redevelopment of downtown Gulfport.



Intended to define and enliven the public realm, the Downtown Site Master Plan proposes the intervention of a strong civic building component and the addition of several mixed-use buildings. Specifically, the plan suggests developing a mixed-use office building on the corner of 15th street and 25th Avenue, just south of the CSX railroad tracks. As designed, the building masks an existing downtown parking structure with a grand public stair that bisects the office building. Ground floor retail with a pedestrian friendly design ensures the proposed building contributes to Gulfport's main thoroughfare. To improve connectivity the Plan also proposes the construction of a new street, running parallel to the CSX railroad track right-of-way, which could and connect 29th Avenue and 25th Avenue.

Just north of the CSX railroad tracks, where a light rail station could locate, the plan includes a downtown theatre and concert hall fronting 25th Avenue. Envisioned as an important addition to downtown Gulfport's cultural offerings, the theatre is designed to attract visitors and patrons locally and from the greater Mississippi Gulf Coast region.

Coupled with additional office and residential buildings, the upcoming MDOT redesign of 25th Avenue and the implementation of a Main Street facade improvement grant, these two specific proposals could contribute greatly to the redevelopment of downtown Gulfport.