

# The non-existent Pass Christian Waterfront Master Plan

## What is it about Pass Christian?

Planning efforts that seem second nature to almost any waterfront community—and all the Mississippi coastal cities—seems impossible here.

In all the communities shown in these pages the local citizens were part of a comprehensive planning process.

Here, there's been no master planning and no participation.

Just engineering.....

## WHAT OUR LOCAL OFFICIALS ARE AFRAID OF: WE MIGHT GET TO PLAN

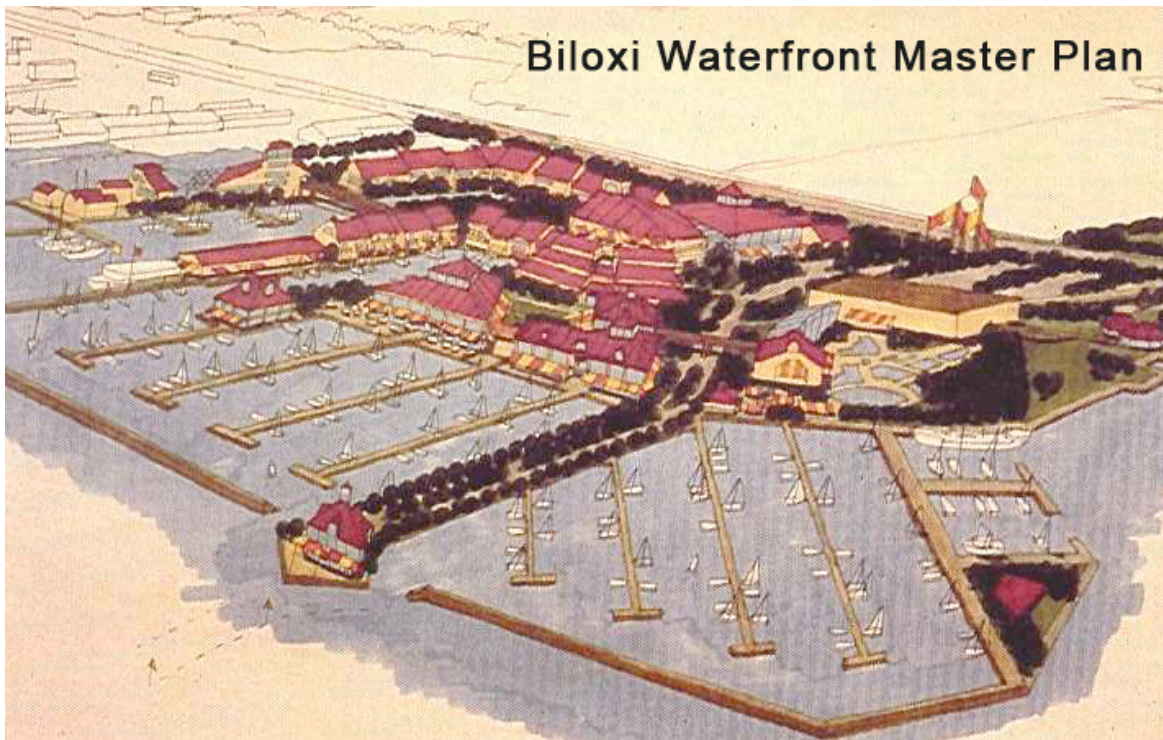


So we don't get a waterfront master plan

**WHY NOT !!???**



Bay St Louis Waterfront Master Plan



Biloxi Waterfront Master Plan

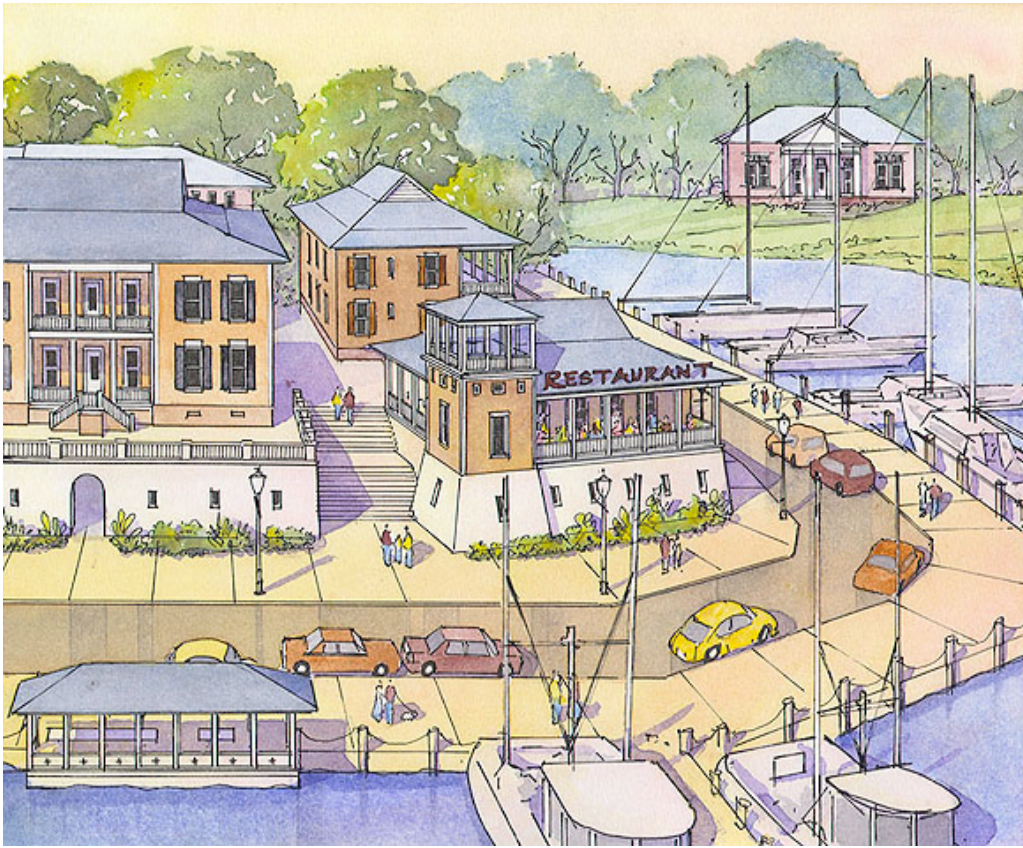


*Aerial rendering looking northeast, with the Long Beach Marina in the foreground and Oak Park and new condominiums in the mid-ground, and the city beyond*

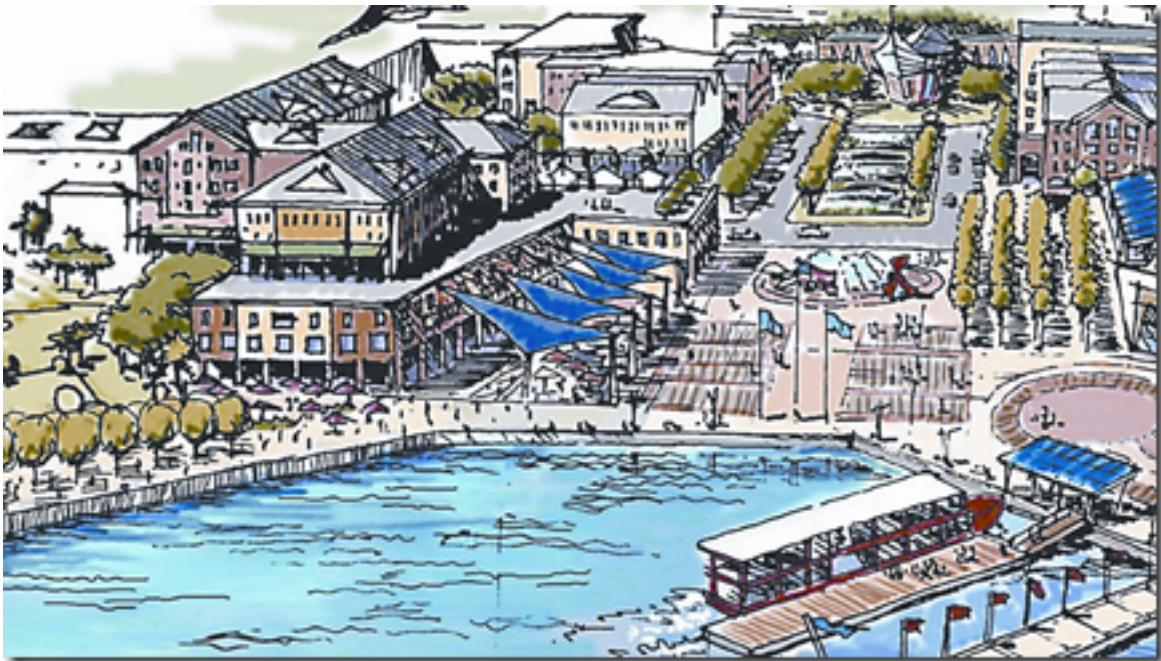


*Aerial view looking west along the new Beach Boulevard (formerly Highway 90), showing Oak Park lined with condominiums and retail frontage*

## Long Beach Waterfront Master Plan

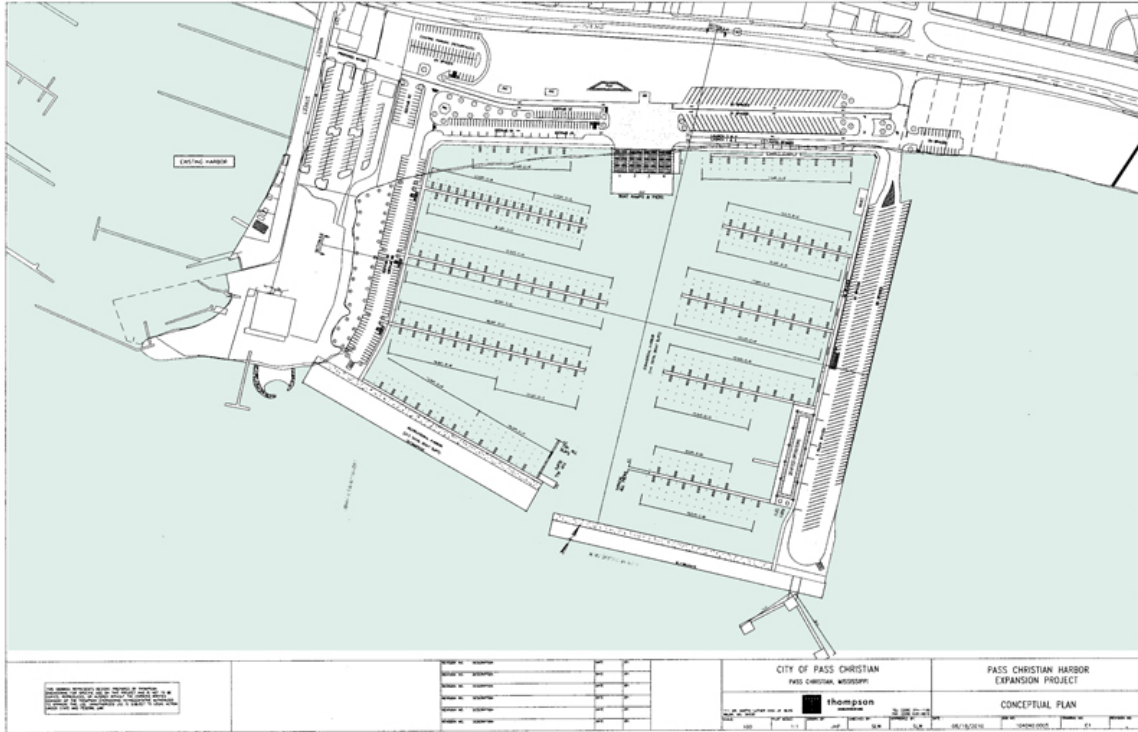


Ocean Springs Waterfront Master Plan



Charleston Waterfront Master Plan

# WHAT WE GET: A PARKING LOT!!



And even this is not final; it came in over budget.....  
Heaven help us.....



We can have a strong seafood industry AND jump start the downtown with the money for the harbor. It's all about understanding economic catalysts. But first we need a waterfront master plan plan that has been made with local citizen participation.

Check out  
<http://www.passchristian2020.com/>

Or contact Robin Riley at  
[robinr@gmail.com](mailto:robinr@gmail.com)

<http://www.robinrileyarchitect.com>