



BRIDGING DIVIDES, BUILDING OPPORTUNITIES:

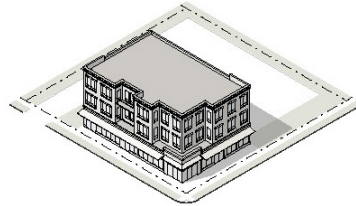
A Community-Driven Blueprint for East Hardy Street & Hall Avenue

Spring 2023 Project Update

1. City Expands the Midtown Form-Based Zoning Code City-Wide

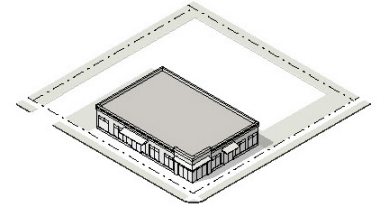
Are you familiar with the [Midtown Form-Based Zoning Code](#) that was adopted in 2013? Form-based zoning is a type of zoning that cities have been utilizing more frequently.

Traditional zoning is based on separating incompatible land uses, leading to commercial zoning districts, residential zoning districts, and industrial zoning districts. Form-based zoning is based on the physical form of buildings, or building types, that are permitted in a specific zoning district. It includes diagrams and illustrations, such as those above from the Midtown Form-Based Zoning Code. For the *Bridging Divides, Building Opportunities* project, the ability of the Midtown Form-Based Zoning Code to be adapted and utilized city-wide provides an additional set of zoning tools that could be utilized along the corridors, if and where appropriate.



A. Mixed Use Building

A multi-story building type that typically accommodates ground floor retail uses with upper-story residential or commercial use. Not intended for ground floor residential use.



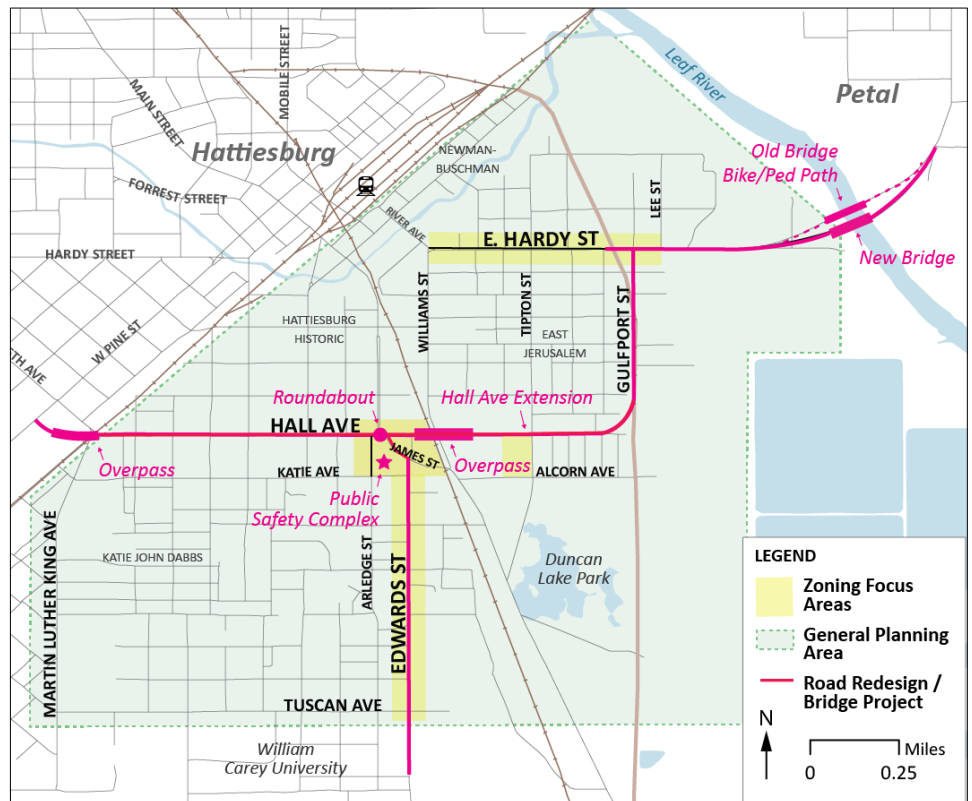
B. Shopfront Building

A single-story building type that typically accommodates ground floor retail uses. Not intended for residential use.

2. Next Steps for the BDBO Project

The next step for the BDBO project is to prepare a draft of the revitalization plan for the corridors. The yellow highlights on the map represent the “Zoning Focus Areas,” where we will be considering zoning changes to support revitalization. These include the following corridors:

- East Hardy St from Williams St to Lee St
- Hall Ave at Arledge St + Arledge St from Hall Ave to Katie Ave
- Hall Ave near Tipton and Alcorn Ave
- James St from Hall Ave to Edwards St
- Edwards St from James St to Tuscan Ave



The draft revitalization plan will present a vision for each corridor that is based, in part, on comments from the two prior community workshops and the results of the Corridor Revitalization Survey (see the [Summer 2022 Project Update](#) for a summary of this survey.) This vision will inform the zoning recommendations.

The revitalization plan will not only be about zoning. It will also include recommendations for improving pedestrian and bicycle movement, providing transit amenities, and enhancing important north/south streets. It will include general recommendations for gateways and wayfinding signs that welcome people to the area and help orient them to various important commercial, historic, and cultural destinations. These are projects that could be carried out further with the collaboration of area residents.

We anticipate that a draft of the revitalization plan will be ready for review in April. We will notify you by email when it is available.

If you have any questions or would like to provide additional input into the future of the corridors and the surrounding areas, please e-mail planning@hattiesburgms.com.

To review project information, reports, workshop summaries, and prior project updates, visit the project webpage at www.hattiesburgms.com/buildingopportunities

If you do not have access to the Internet and would like more information, please call the Planning Division at (601) 545-4599