

THE CONDO COMPANY

By Mike Boudreaux & Laura Brown



Welcome back to the “The Condo Company’s” article pertaining to condominium living. Today we will discuss:

CONDOMINIUM DEVELOPMENTS & “SMART GROWTH”

A relative newcomer to Mississippi’s Gulf Coast, the condominium development & resort is fast becoming a part of the coastal community. Condominium developments are offering new options to locals and visitors alike for both living and leisure activities. One of the hallmarks of these communities is that they adopt a new approach to the problem of urban revitalization and urban sprawl, maximizing the use of desirable locations with a balance of considerations to enhance community. Many of those tools are components of a development strategy called “Smart Growth.”

WHAT IS A CONDO?

Condominium housing comes in a variety of sizes and shapes. Rather than being categorized by the building type, a condominium is defined by its ownership structure. A corporate entity represents the joint ownership of the exterior space while the living units themselves (interior spaces) are owned privately. In essence, the building and property are owned by the group while private living spaces are in the possession of individuals. Common areas may include spas, recreation facilities, landscaping, parking lots, roofs, etc.

WHY “SMART GROWTH?”

Three main focuses of Smart Growth are enhancing quality-of-life, slowing urban sprawl and

minimizing impact issues such as runoff and accessibility.

Quality of life considerations are a key component of Smart Growth. Green spaces, safety, pedestrian pathways, community gathering spots and recreational opportunities are all a part of good living and enhance communities. Additionally, creating a village mentality that plans amenities in pedestrian-friendly, centralized locations reduces “just-around-the-corner” driving trips and increases neighborly interaction.

Sharing common-area and community resources is another component of Smart Growth philosophy. By increasing density in one area, large open spaces can be shared by all. The Landscape is no longer a fragmented array of postage-stamp yards, but rolling lawns, tree groves, uninterrupted views and in many cases water features. The land is thus preserved as useful, beautiful land maintained by an entity that has both responsibility and resources to sustain it, relieving individuals of the responsibility.

Smart Growth does not view economic growth and environmental protection as mutually exclusive. In fact, one approach to control the continued movement away from pre-existing sites is to redevelop them. In some cases, this may involve a complete restructure of abandoned or blighted site whereas in others, reuse of existing buildings or including historic preservation into development plans may accomplish this end. Rather than pushing people away from a location, the goal is to return an area to active, sustainable use.

ARE CONDOS REALLY PART OF THIS LARGER PICTURE?

Absolutely! Not can condominiums be an integral part of a vibrant, growing community, but

condos can contribute to the overall health and comfort of an area.

Smart growth requires good design and planning. The very definition of condominiums allows community areas to be organized in a thoughtful, efficient and aesthetically pleasing manner. By “grouping” living, commercial and green spaces, residents have the opportunity live in a village community, or subdivision. Shared interest in a development provides stability in quality through a shared interest in maintaining a condominium development. Open areas can be maximized for everyone’s benefit in the form of grassy spaces, walkways, pools and enhanced water features. Both necessities and activities for healthy lifestyle choices are thus easily accessible.

Whether vertical or horizontal, planned communities, as are many of the new projects and conversions occurring today in our area, make the most of desirable locations without contributing to the urban sprawl that gobbles additional natural resources and the views that are an integral part of our communities. Residents and visitors alike have the opportunity to reside close to the many businesses, restaurants, cultural and entertainment venues, further reducing traffic woes.

Often condominium developments are a key partner in city’s efforts to revitalize areas. If well designed, a development can be sympathetic to such seemingly polar considerations as historic preservation and ecological cleanup and improvements, thus improving the value and quality

of life for those who live and work in the neighborhood. Condo developers are often able to tackle larger improvement projects than municipalities can on their own, for example, establishing park-like settings and greenspaces and preserving the character of an area that might be lost to age and declining care.

We hope you have enjoyed this issue and invite you to contact us with your comments and questions to:



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Index to Map	Name	Location	# of Phases	Total Units	Status	Units Under Construction	Current Marketing Activity	Reported Prices (sq / ft.)
1	Portofino	Biloxi- Hwy. 90 North Side	3	200	Planning		N/A	N/A
2	Sea Breeze	Biloxi- Hwy. 90 Waterside	2	202	Phase 1 under construction	101	Tower I – Sold out	\$ 450+
3	Sea Breeze II						Tower II – Taking reservations	
4	Ocean Club	Biloxi- Hwy. 90 North Side	3	376	Phase I under construction	120	Tower I – Sold out	\$ 400+
5	Savannah Estates	Biloxi- Back Bay/ Brasher Rd.	6	145	Phase I under construction	26	Tower I – Taking reservations Tower II – Sold out Tower III - Selling	\$ 320+
6	Beau View	Biloxi- North Side (acquired from bankruptcy)	4	400+	Phase I under construction	100+	N/A	N/A
7	Legacy	Biloxi- North Side	2	220	Under construction		Sold out	\$ 375
8	Emerald Breeze	Long Beach- North Side	1	88	Permitted	N/A	Sold out	N/A
9	White Harbor Drive	Long Beach- North Side	1	110	Permitted	N/A	Pre-selling	N/A
10	Island Breeze	Pass Christian- N. Side (4-story product)	1	70	N/A	N/A	Pre-selling	N/A
11	Pass Marianne	Pass Christian- North Side	1	48	Permitted	N/A	Pre-selling	N/A
12	Le Chateau	Biloxi- Hwy 90 North Side	1	58	Conversion	Conversion	Selling	N/A