

## Program Summary:

Rain Residential, a real estate firm, is part of The Collective—a multi-phase mixed-use project aiming to develop Porter Avenue as a major commerce and tourism hub in Ocean Springs, MS

## Program Statement:

Ocean Springs, MS, Nestled on the Gulf Coast, is a picturesque town that captivates residents and attracts travelers. Currently, most restaurants, hotels, and local businesses are located on Washington Street in downtown Ocean Springs. An initiative to further develop Porter Avenue as the gateway to the charming town began five years ago, and this project would lead the way as a space for both tourists and locals to enjoy. The design provides a space for existing, local businesses as well as room for new tenants. The completed campus will consist of two newly constructed buildings, one existing building with major renovations and expansive additions, as well as keeping the existing sustainable garden space with a focus on permaculture. Further plans also include minor renovations to an existing bar and adding an outdoor amphitheater for local talent and events. The design ethos of the development was to take nothing away and leave nothing behind. Throughout the property, design elements mimic the surrounding pine forest to create a seamless transition from natural surroundings to modern development.

The full design scope will introduce visitors to the true Ocean Springs culture and Southern hospitality while promoting local businesses, craftsmen, and artisans.

# A-390.01

Building Area: (sf)  
6,266 sf (Rain Residential)  
25,699 sf (Total- The Collective)

Cost per Square Foot:  
N/A

Construction Cost  
N/A

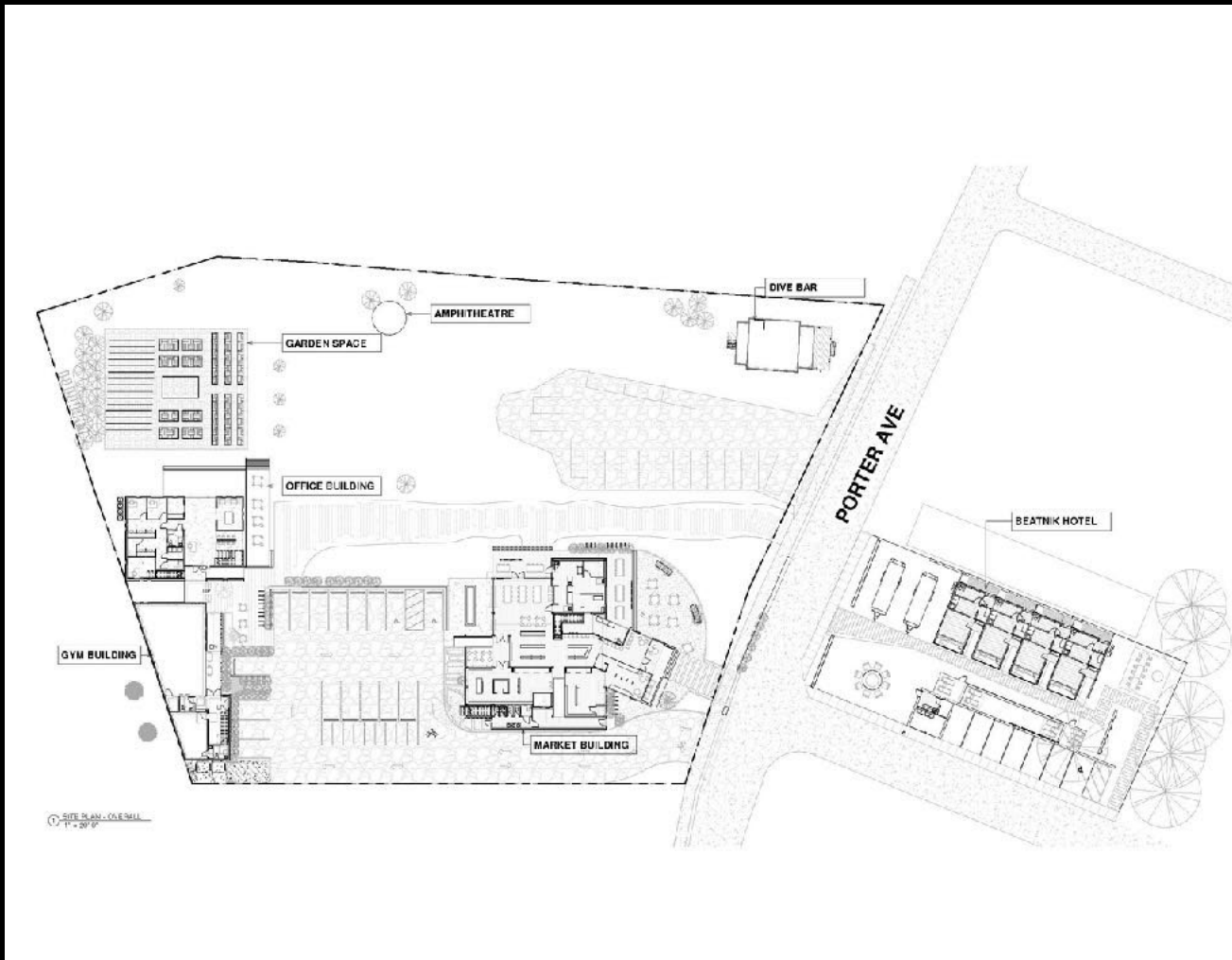
Date of Completion:  
February 2023

# A-390.02

## Site Plan:

The site will be developed into a mixed-use project featuring:

- The Beatnik Hotel (Completed in 2020). NOT PART OF THIS SUBMISSION
- Market Building: Bookstore, Local Market, Wine Shop, Wine Bar + Restaurant + Tenant Office Spaces. NOT PART OF THIS SUBMISSION
- Office & Gym Buildings: The Rain Residential (a real estate development company), Future Tenant Office Space + Indoor/Outdoor Event Space, Yoga Studio, Spin Studio  
PART OF THIS SUBMISSION
- Dive Bar: Existing building receives minor exterior renovation. NOT PART OF THIS SUBMISSION
- Amphitheater: Oyster design Amphitheater & Food Truck Spaces. NOT PART OF THIS SUBMISSION



# A-390.03

Full Concept by Phases

The full development will happen in a series of three phases based on the client's needs.

Phase Two is our current submission for AIA New Orleans Design Award.

Phase 1: Completed in 2020

- The Beatnik Hotel

Phase 2: Completed in 2023

- Office & Gym: The Rain Residential (a real estate development company), Future Tenant Office Space + Indoor/Outdoor Event Space, Yoga Studio, Spin Studio





# A-390.04

## Rain Residential - Renderings

Rain Residential is our client's new office space, room for future office tenants, a fitness center, and an indoor/outdoor event space.

The modern, coastal, indoor/outdoor design creates a unique stage for hosting private and corporate events.

Reoccurring design elements to note:

- Massive window structures bringing in natural light
- Long, expansive passageways
- Wooden trellis systems
- Slender wooden elements



# A-390.05

Floor Plans | Rain Residential

- First Floor
  - Indoor / Outdoor Event Space
  - Co-working Space
  - Offices, workstations, conference room + kitchenette
- Second Floor
  - Additional tenant office spaces
  - Private offices
  - Conference Room Site Plan



# A-390.06

## Rain Residential Exterior

The exterior of the building is a testament to modern architectural prowess.

The warm, natural tones and vertical articulation of the facade embody the experience of walking through the surrounding pine forest.

Furthermore, the procession from outside to inside is blurred with tall, vertical, wooded entryways, reminiscent of the verticality of the surrounding landscape.

The hope is the procession throughout the site provokes a connection between the built environment and the sanctuary provided by the trees.





# A-390.07

Rain Residential - Exterior -  
Continued...



# A-390.08

Rain Residential - Exterior -  
Continued...



- Expansive glass panels and slender wooden elements allow natural light to permeate the interior spaces, showcasing a harmonious integration into the overall design.
- Smooth concrete surfaces and metal accents provide a contemporary contrast, adding a touch of modern sophistication.
- The generous incorporation of thin wood slates brings organic beauty and tactile richness to the exterior.
- The use of wood harmonizes the structure with its surroundings, creating a seamless integration with the environment.



# A-390.09

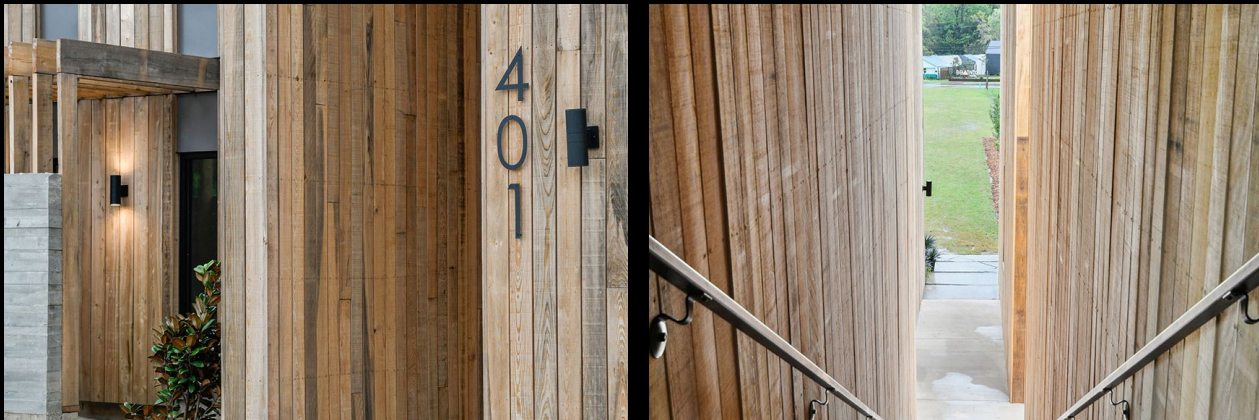
Rain Residential - Exterior -  
Continued...





# A-390.10

Rain Residential - Exterior -  
Continued...







# A-390.11

Rain Residential - Continued...



# A-390.12

Rain Residential - Interiors

The interior architecture of the building:

- Utilizes a neutral color palette, creating a timeless backdrop that allows other design elements to stand out.
- Incorporates ample natural light through strategically placed windows and skylights, enhancing the sense of openness and connection with the outdoors.



# A-390.13

Rain Residential - Interiors  
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