

Downtown West

a garden community overlooking downtown Jackson, Mississippi

As the largest city in Mississippi, Jackson is a regional destination well poised for growth. Since 2005, Downtown Jackson has experienced \$500 million in development and projects totaling in excess of \$260 million are currently underway or on the drawing board for Jackson's downtown. In 2009 Forbes magazine ranked, Jackson, Mississippi, the anchor of the five county metro area, 3rd out of America's 100 largest metro areas for the best 'Bang For Your Buck'.

Jackson experienced a significant period of disinvestment toward the end of the last century. This disinvestment led to the slow and gradual decline of West Jackson. To date, West Jackson, which is located just west of Downtown Jackson has not seen the level of investment and development enjoyed by the downtown area. However, there are encouraging signs. Jackson State University (JSU) has invested \$18 million in One University Place in West Jackson and The Voice of Calvary Ministries, Inc. (VOCM), a West Jackson based nonprofit multi-purpose, faith-based community development corporation, is committed to further changing this pattern of disinvestment.

VOCM is dedicated to facilitating leadership and community development among poor and disadvantaged populations in Mississippi. VOCM's mission is in keeping with the city of Jackson, Mississippi which is actively seeking development initiatives that will enhance neighborhoods, increase the tax base and ultimately improve the quality of life for Jackson's families. Within this context, VOCM has worked directly and indirectly with the City of Jackson to improve the living conditions of all Jacksonians for more than 30 years.

Downtown West is a \$21⁺ million mixed-use complex with 136 residential units and approximately 25,000 SF of commercial rental space. Construction is anticipated for 2015.

In furtherance of its mission, VOCM along with a partner, Morrow and Associates (MA), a NYC based development firm focused on the development of urban communities, is proposing a new mixed-use development for West Jackson. The development, **Downtown West—a garden community**, a \$21⁺ million mixed-use complex, is situated on two parcels of real property in West Jackson. Located at 531 West Capitol Street and 136 South Adams Street, the tracts together represent a 3.28 acre

project data

Apartment Units

Unit Sizes	Quantity	Avg. Size
0 BR	0	N/A
1 BR	30	648 SF
2 BR	87	1,000 SF
3 BR	19	1,094 SF

Residential Square Footages

First Floor	14,859 SF
Second Floor	40,826 SF
Third Floor	38,298 SF
Fourth Floor	33,248 SF
Fifth Floor	30,798 SF
Sixth Floor	21,001 SF
Total	179,030 SF

Commercial Square Footages

Metro Parkway Building	13,408 SF
West Capitol Building	11,565 SF
Total	24,973 SF

* Cumulative Total **204,003 SF**

* Parking **223 Spaces**

development site just two blocks west of Gallatin Street, Jackson's downtown boundary line. Perched on a ridge-line that runs parallel to Gallatin Street, the site sits at the gateway to West Jackson with panoramic views of historic downtown Jackson.

The development is comprised of three (3) hinged mid-rise structures, arranged in a 'U' shape, with parking at ground level. The 'U' shaped configuration of the buildings creates a street wall and a boundary for an inner plaza. Downtown West will provide moderate-income rental opportunities along with retail/ commercial spaces that will enhance and complement existing area development projects. Together the structures will provide 1) 25,000 SF of commercial retail space at ground level, 2) 136 residential living units, totaling 179,030 SF and 3) 22,225 SF of outdoor roof gardens for recreational and urban farming uses. Retail shops, as well as, the residential units can be accessed from both the outer perimeter and plaza area. The outer perimeter has a 10 foot wide sidewalk with a 3 foot wide planter strip along the building edge and street trees at 30 foot intervals. Both the outer perimeter and the courtyard are accessible at each hinge and through the main residential lobby.

Site Plan



Ground floor plan showing the three wings of the development with retail spaces at the ends and the main entrance to the residential building in the middle. Also indicates the retail plaza and parking at the interior of site.

Parking on the courtyard side will be bounded by a wide plaza with distinctive pavement, shade trees, benches and other appurtenances that promote and support the retail environment. The intent is to create a local ‘destination’ by providing a clean and safe retail community within the plaza area that includes outdoor cafes, art galleries, wine stores, dry cleaners and other business establishments to service the growing West Jackson community. Downtown West residents will have easy access to vehicular thoroughfares, as well as, a host of Jackson’s historic, entertainment and community facilities.

The design of Downtown West represents a bold step out of the ‘traditional box’.



Metro Parkway courtyard elevation looking at Metro Parkway wing of building with underpass to retail plaza from South Clifton Street, secured secondary entrance to residential units and roof gardens at South Adams Street frontage.



South Clifton Street perimeter elevation looking at middle wing of building showing main entry to residential units and underpass to retail plaza at Metro Parkway end. Also, partially shows underpass to retail plaza at intersection of South Clifton and Capitol Streets.

A clear choice has been made to propose a building that contrasts with the rather non-descript nature of the existing neighborhood fabric and adjacent structures. In doing so, the development team has broken out of the box with a distinctly modernist structure that utilizes a warm dark grey colored exterior cladding system as a back drop for boldly colored yellowish-lime green projecting planes ranging in depth from 1’ to 3’. Metal sun screen louvers, large framed window assemblies of glass and metal louvers, metal and glass retail canopies, and light and transparent metal railings at the roof parapet and apartment balconies are incorporated into each building plane to create a rich and complex building envelope. This design approach has resulted in a well proportioned, clearly organized building with an iconic aesthetic that will serve as the gateway to West Jackson. ■