



FOCUS AREA 8 - COSTAS LAKES

Extents:

Highland Colony Parkway to Livingston Road
West County Line Road and north one mile (approximate)

The Challenge:

To stimulate positive growth in the southwest part of the city that reflects the goals of the master plan and helps to create new housing opportunities (including moderate income housing), and to create jobs and anticipate the future needs of the western part of the city. Revisions may be required to the existing land use plan as well as proposed changes and additions to the transportation plan and recreation and parks master plan.

Background:

In the Draft Land Use Plan, this area appears as a westerly extension of the central core areas, much as the Northpark District does on the east side of the core areas. The effect of planning on this area should be to stimulate further development of the new annexed area in a positive way and take advantage of the area's many existing and potential assets. It will form the western base for the city and provide a qualitative transition from northwest Jackson.

Key elements include existing infrastructure, I-220 and Highland Colony Parkway frontage, proximity to Tougaloo, Old Agency Overlay District, and connections to other Core Areas. The area is currently underdeveloped and the draft plan cites the development of the Costas Lakes property as having the potential to become a major retail node to anchor the city's presence in the southwest and as a stimulus for further development in the newly annexed area.

The area is currently awaiting new zoning designations in the updated Comprehensive Plan. Areas currently zoned special use may have to be expanded to accommodate the expanded green space conservation areas. Greenways along the drainage basins should be preserved along with the adoption of a green space conservation plan with emphasis on preserving the scenic quality of Highland Colony Parkway and the southern edge of Ridgeland. Good views to development from I-220 should be preserved. Another thought was to connect Tougaloo College both physically and thematically to this area by way of encouraging medical research to come into the Technical Industrial Park area. Additional concepts included planning space for future schools expansion, possible municipal golf course, and a regional park addition within the area to serve the future additional study area and Annex Area populations. Possible light industrial land uses might be considered in the extreme southwest corner of the additional study area to be linked by rail spur to the Illinois Central line located just outside the city limits.

Major emphasis should be upon creating an important southwestern gateway to the city involving Interstate 220, Highland Colony Parkway and County Line Road. High quality development here will require cooperation between Ridgeland and Jackson and will be of mutual benefit. Future development may respond to efforts south of County Line Road (see photo at right) and with existing development in the Technical Industrial Park east of Highland Colony Parkway.



AERIAL IMAGE

GOALS CHECKLIST

How can we:

- Preserve/conserves/create green space?
- Promote a relaxed atmosphere?
- Improve non-auto connectivity?
- Improve image of Ridgeland?
- Help to promote Ridgeland heritage and culture?
- Promote quality development?
- Encourage redevelopment in declining areas?

QUALITY OF LIFE ELEMENTS CHECKLIST

How can we help improve the balance between:

- Infrastructure
- Education
- Livability
- Economic Development



LOCATOR MAP



ANALYSIS

Since its recent annexation, this key area has been unnecessarily hampered by lingering issues from its time as part of the City of Jackson. While it has very good access to Interstate 220 and via Highland Colony Parkway, it has image challenges. Ridgeland's Comprehensive Plan and Transportation Plan each call for the addition of an east-west artery from Highland Colony to Livingston Road which would add important connectivity to the area. The Comprehensive Plan also indicates a green buffer immediately north of County Line Road as a scenic separation between Ridgeland and Jackson. Finally, the Costas Lakes property provides an appealing setting for significant new development and could be the catalyst for initiating and modeling positive development in this sector of the City.

RESPONSE

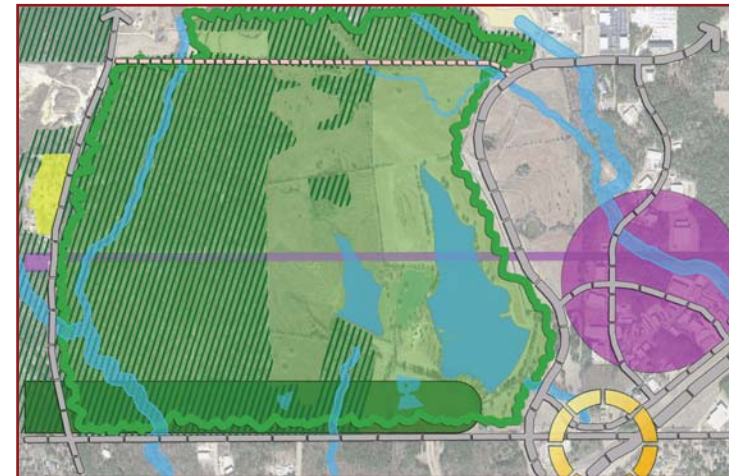
The concept for this focus area places great emphasis upon creating a value added edge along County Line Road. Due to persistent perception problems and the fact that County Line Road is a major access to the landfill for garbage trucks, it will be difficult to attract quality development along this corridor. Responding to the Comprehensive Plan this concept shows the creation of articulated green space along this boundary in the form of a public/private golf course. While expensive to build, a golf course provides several important functions as:

- A buffer between Ridgeland and Jackson
- A statement of quality on County Line Road
- A new recreational offering for Ridgeland citizens
- A high-value edge for properties to the north and south
- A positive integration of wooded areas and drainage ways

New residential development could then be encouraged along the golf course edges and along the waterways and lakes on the Costas properties in a secure and very scenic environment.

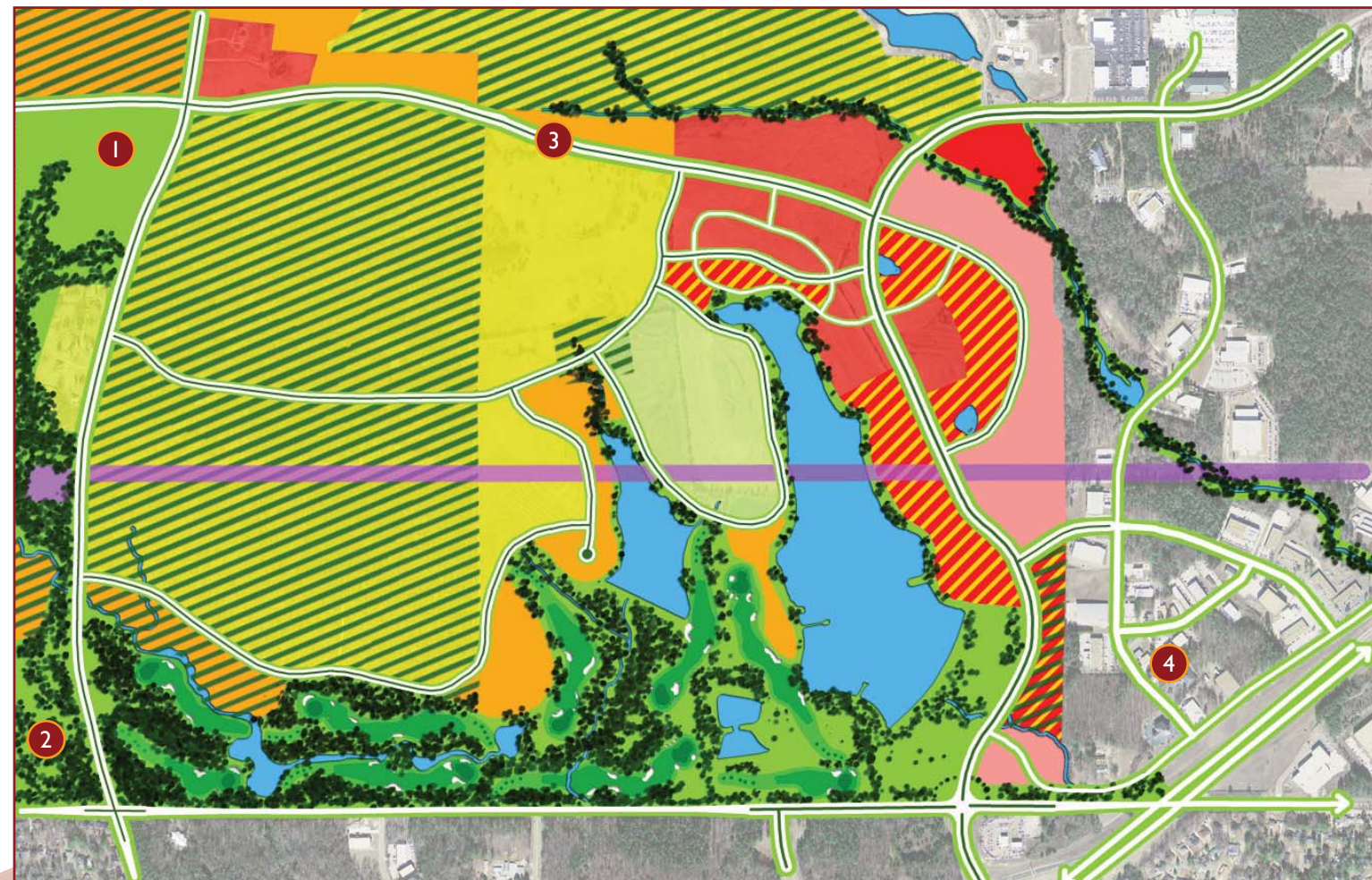
A major retail node is envisioned at the northern end of the large lake with access to Highland Colony Parkway and the new east/west connector to Livingston (see schematic sketch next page). Accompanied by office and mixed-use commercial and residential development along the lake edge and across the parkway and a compact and relatively dense core of activity and commerce could effectively anchor southwest Ridgeland and stimulate other positive development in the area. Potential for interconnecting all these features with bicycle trails, future schools and regional park space to the west would create a truly walkable community within the city with access to jobs, shopping, schools and recreational opportunities.

EXISTING CONDITIONS



- TECHNICAL INDUSTRIAL PARK
- FORESTED
- UTILITY R.O.W.
- NEW ROAD

PROPOSED COSTAS LAKES



- | | | | |
|----------------------|-----------------------------|------------------------------------|--------------------------|
| 1 NEW REGIONAL PARK | HIGH INTENSITY COMMERCIAL | RESIDENTIAL | GOLF COURSE |
| 2 GOLF CLUB HOUSE | MEDIUM INTENSITY COMMERCIAL | HIGH DENSITY RESIDENTIAL | CITY GATEWAY |
| 3 NEW EAST/WEST ROAD | ESTATE RESIDENTIAL | MIXED-USE RESIDENTIAL / COMMERCIAL | CONSERVATION DEVELOPMENT |
| 4 EXISTING TIP | | | |

SCORECARD

1. CONSERVATION GOAL

To improve the relaxed, small-town atmosphere of Ridgeland with an emphasis on conservation, and expansion of parks, trails and open space.

2. QUALITY GOAL

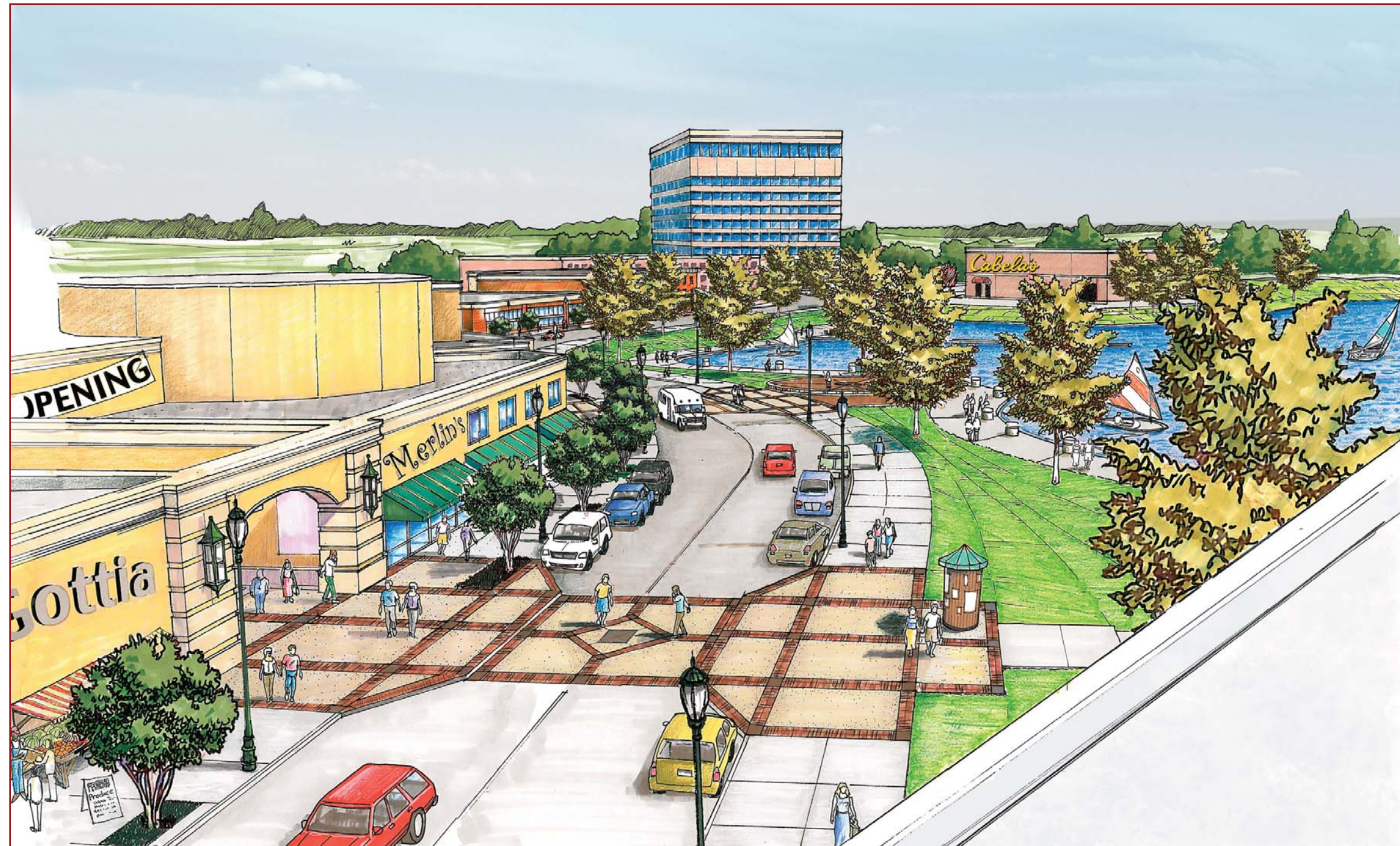
To insist only on high-quality residential and commercial development reinforced by stringent code enforcement and redevelopment initiatives for declining areas.

3. CONNECTIVITY GOAL

To preserve, improve and take advantage of Ridgeland's convenient access to the surrounding communities while improving internal connectivity and ease of movement.

4. IMAGE GOAL

To establish a strong identity through the development and implementation of a city-center complex and a positive image that communicates the true character of our city.



COSTAS LAKE CORE

Ridgeland has a firmly established reputation as a regional shopping destination. For the past twenty years, Northpark Mall has served the area as the premier indoor shopping mall. With new owners and potentials, Northpark Mall will continue to thrive. The soon to open Renaissance at Colony Park and proposed Harbor Walk will compliment the regional shopping offerings and serve north, south and east Ridgeland with great shopping opportunities and important job-creating commerce. To complete the picture, the Master Plan proposes a major commercial node on the southwestern border of Ridgeland.

Drawing upon access to Interstate 220, Highland Colony Parkway and the high potential expansion area west of Ridgeland, the creation of a major retail node north of Costas Lake will provide the City with another great opportunity to capture regional commerce. Furthermore, with careful planning and execution, this development will have several advantages. Like Harbor Walk, this development will have a waterfront appeal. Like Renaissance, it will have the opportunity to include mixed-use and new shopping design that is in great demand. Like Northpark Mall, it will have plenty of space and easy access for regional shoppers. All these assets along with proximity to a new golf course and high-end golf course residential development and connecting trails to regional parks, schools and neighborhoods nestled in forested hills combine to create great potential for a high quality of life centered community in southwest Ridgeland.

The scheme calls for intense development around the commercial core and expansion of office commerce across Highland Colony Parkway. The lake edge is featured as common green space allowing for linkage with recreation and residential areas.

LAKE EDGE SHOPPING AND RECREATION



FOCUS AREA 8 - Costas Lakes

The following are implementation strategies needed to accomplish the concepts shown in the focus area plan.

PROJECTS	PROGRAMS	POLICIES
8.1 Continue development of new sanitary sewer improvements.	8.3 Develop partnership with developers and golf construction/management professionals to codevelop a municipal golf course along northern edge of County Line Rd. 8.4 Recruit developers to build the retail node and mixed use development at the north end of Costas Lake.	8.5 Re-zone to accommodate Focus Area concepts including Mixed Use areas, Conservation Residential and Commercial Development, and PURD's.
8.2 Build the east-west collector road from Highland Colony Parkway to Livingston Road.		

	EDUCATION	ECONOMIC DEVELOPMENT	LIVABILITY	INFRASTRUCTURE	CONSERVATION GOAL	QUALITY GOAL	CONNECTIVITY GOAL	IMAGE GOAL	INNOVATION (0-10)	SAFETY (0-8)	FUNCTION (0-5)	AESTHETICS (0-3)	TOTAL
8.1		Y	Y	Y					1	5	5		14
8.2		Y	Y	Y		Y	Y	Y	3	5	5	3	22
8.3	Y	Y	Y		Y	Y	Y	Y	8	1	5	3	24
8.4	Y	Y	Y		Y	Y	Y	Y	5	1	5	3	21
8.5		Y	Y		Y	Y	Y	Y	1	1	5	3	16



AERIAL IMAGE

8.1 Continue development of new sanitary sewer improvements.
Description: This project will include the proposed sanitary sewer and water distribution system improvements for the southern and eastern sections of the proposed development area. These sections basically include the golf course, commercial and residential land uses.

Total Resource Allocation \$5,090,000.00*

8.2 Build the east-west collector road from Highland Colony Parkway to Livingston Road.
Description: This project will include the construction of a two-lane divided road that will connect Highland Colony Parkway with Livingston Road. This road will also include the associated lighting, landscaping and multi-use trails.

Total Resource Allocation \$5,560,000.00*

*The project summaries and ROM resource allocation were prepared by Waggoner Engineering, Inc as part of RAMP project