



SATURDAY, APRIL 3, 2010

Why a Two-Way Capitol Street?



In the early 60's, suburbs aggressively "birthed" all across the country. A 3-bedroom and 2-bath home with a white picket fence was the "order of the day" and the dream of most Americans. Downtowns were office and retail meccas, and getting into and out of them daily to return to the ever-burgeoning suburbs became problematic.



Governments nationwide built highway "loops" around cities to address these travel issues. They doled out grants to cities for the sole purpose of converting downtown streets to "one way" in and "one way" out. Obviously,

the purpose of this was to get people into and out of downtown areas as quickly as possible. Well, in many cases it worked. Unfortunately for these same downtown areas, it worked TOO well.

As suburbs grew, local retail demands grew as well. Retail does not enjoy one way streets with cars whisking by. Retail left many downtowns all across the country. While some downtowns such as NYC enjoyed a healthy residential community at that time, they were few in number. As suburbs grew, many downtown professional firms and businesses fled as well, leaving empty buildings and the taxes diminished. Grants were actually awarded local governments to demolish old buildings (in the name of "Urban Renewal"). Downtowns began dying all over the country. Government and the private sector watched as billions of dollars of assets (ie: ad valorem taxes) simply disappeared, buildings decayed, and retail sales taxes evaporated.

Stubborn cities began years ago fighting back. The Feds began helping as well, with the 1980 passage of the "Historic Tax Credit Act", that awarded tax credit to investors on qualified historic structures (ie: 308 Electric Building, the King Edward, and the

DID YOU KNOW

Saks Fifth Avenue has its Operational Center located on Hwy 80 in Jackson, MS. All calls are fielded in Jackson through Saks call center.

Only four buildings are downtown that were not destroyed by fire during the Civil War or demolished thereafter? (Governor's Mansion, City Hall, the Old Capitol Museum, and the original Methodist Church that is now Galloway) Did you know that the reason is that they were used as hospitals for both the North and South together, and at the same time?

During her prime, the Farish Street Historic District was home to four movie theaters.

The Standard Life Lofts are close to completely leased, which will mean that all apartments downtown are filled.

The "Dickies Building" downtown was one of the largest producers of pup tents during World War II.

DJP BUSINESS IMPROVEMENT DISTRICT

INCREDIBLE "FOUND FILM" FROM 1945...VJ DAY

VJ Day, Honolulu Hawaii, August 14, 1945 from Richard Sullivan on
 VJ Day, Honolulu Hawaii, August 14, 1945 from Richard Sullivan on Vimeo.
meo.com">Vimeo.

FOOD TRUCK IS AN INCUBATOR ON WHEELS.... THANKS BOB WILSON!

RECENT COMMENTS

Cannot wait for Whole Foods to get here!
 With the Farish Street Project getting ready to op...
 Always a good time! Hannah Foreman Hlfreman@memphi...
 This would be a great date night! Allison Hurley...
 Hope to be there. eamundson2@comcast.net Eric Amun...

Standard Life building).

Grants were also awarded to those cities proving that returning to 2-way traffic would slow traffic down along the cities "main street" (in our case, Capitol), and retail would return, along with the taxes they represent. I know of no other city that has not embraced this concept, and returned to two way traffic downtown on at least one "main street" (Louisville, Kentucky is all one way now, but I understand is in the process of doing just this,as we speak.).

This concept has proven so successful a national "Mainstreet" program was initiated, assisting small towns in these rebirth efforts as well. Currently, DJP shares office space with "Mississippi Mainstreet", Mississippi's organization addressing these challenges in smaller areas of the state. (Indianola, Carthage, Fondren, Vicksburg to name but a few).

Seven years ago, during Mayor Johnson's second term, these initiatives began to finally create a two-way Capitol Street. The City, Greater Jackson Chamber Partnership, Parkway Properties, and DJP were successful in procuring the first of two competitive grants to initiate this process. Our efforts have paid off as we were recently advised that we were successful in the 2010 appropriations process, and that the State of Mississippi has included this project its 2010 economic development bond.

Translation: The total of investment grant and bond monies available for creating a two-way Capital Street is \$8 million (which would require a \$1 million city match). The project has a total cost figure of right at \$10 million, which leaves Jackson \$2 million short.

Several options and funding proposals are on the table to address this shortfall.

Folks this IS going to happen. BOOK IT. Capitol Street will become Mississippi's Main Street, and the enormous economic activity and walkability that this change will birth, will help us continue to surge ahead, in spite of this sluggish economy.

Posted by B. Allen at 9:32 AM

Labels: capitol street, downtown jackson, jackson, mississippi

4 comments:

Barry, December 24, 2009 8:11 AM

I certainly hope the city does this project. The foot traffic and slowing down of cars can do nothing but help with the retail side of the equation.

Sadie, April 3, 2010 12:27 PM

Thanks for the update, and congratulations to all of you who helped make this happen.

Anonymous, April 13, 2010 12:18 PM

Your refusal to post comments that you disagree with does not change the fact that tobacco-free air on downtown



CONTACT US...

For information or questions regarding all things downtown, please go to:

info@downtown-jackson.com

JACKSON NATIONAL ACCOLADES

- Architect Magazine March 2010
- Brookings Inst. Top 20 Business Insider #20
- Business Week # 11
- CNN/Fortune Biz # 11
- Forbes Cops Rpt. # 3
- Forbes King Edward Portfolio
- Southwest Spirit
- The Sentinel-Record
- Yahoo Real Estate # 3

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DJP INFO

- Downtown Developments
- 24 Hours of Downtown Living [video]
- DJP Facebook Site
- DJP Private Security
- DJP Safety Ambassadors
- DJP Virtual Tour
- [DJP Website](#)

EVENTS

- DJP Events Listing
- St. Paddy's Parade

DOWNTOWN SERVICES

- Carter Jewelers 610.354.3549
- Clarke Jewelers 601.944.1188
- Fashion Corner 601.355.4007
- Kirkland Hair 601.354.3482
- Kolb's Grand Cleaners

DOWNTOWN DINING

- Basil's Downtown
- Bistro 200
- Bodega
- Chick-Fil-A
- Chimneyville
- Congress Street Bar & Grill
- Cups on Capitol
- Elite
- F. Jones Corner
- Fuego Mexican Cantina
- Hal and Mal's
- Keifer's Downtown
- King Edward Grill
- Lamar Restaurant
- Martin's
- Mayflower Cafe
- McAlister's Select
- Miller's Grill
- Old Capitol Inn
- Ole Tavern on George Street
- Palette Cafe by Viking
- parlor market
- Parlor Market
- Peaches
- Scurlock's Donuts & Eatery
- Seattle's Best Coffee
- Steve's Downtown Deli
- Subway
- Sugar's Place
- Taste of the Island
- Caribbean
- Two Sisters' Kitchen
- Underground 119
- Wired Espresso Cafe

[Weather Forecast](#) | [Weather Map](#)

AREA RESTAURANTS

- Aladdin's
- Bill's Greek Tavern
- Bon Ami
- Bonsai
- Bravo
- Brent's Drugs
- Char
- Crechale's
- Fenian's Pub
- High Noon Cafe
- Julep
- Keifer's Belhaven
- La Cazuela
- Lenny's Fondren
- Lumpkins BBQ
- Monte's
- Nick's
- Olga's
- Que Sera Sera
- Quiznos Fondren
- Rooster's
- Sakura Bana
- Sal & Mookies
- Sophia's
- Walker's
- Wingstop

DOWNTOWN NIGHTLIFE

CLARION-LEDGER

- Mistletoe Marketplace a vendor favorite
- Writer Josephine Haxton, aka 'Ellen Douglas', dead at 91
- Brandon: Stuff the Bus coming to Kroger store on Nov. 15

WLBT - NEWS

- Fiscal cliff would put state in recession
- Whole Foods Market to open in Jackson
- Parents upset over anti-abortion rallies outside high schools

MARSHALL RAMSEY

- CARTOON: The day after
- CARTOON: The Decision
- CARTOON: The final countdown

WAPT

- Whole Foods Market going up in Jackson
- Anti-abortion protesters demonstrate in front of Jackson schools
- Stocks tumble 1% on fiscal