

GARFIELD COMMONS – Garfield Road, Tupelo MS.

Garfield Commons is a master-planned mixed-use residential community located at **Garfield Street, Tupelo, Mississippi 38801**, within **Climate Zone 3**. The development is designed as a multi-phase neighborhood revitalization project that combines multifamily housing, duplex residences, healthcare services, open space, and supporting site infrastructure to create a comprehensive residential community. The project is purpose-built for the nearby hospital with their financial support to serve both community revitalization of the project site with newer development and provide critical workforce housing to assist with needs of the staffing for the hospital and new clinic.

The primary phase of development includes a **five-story multifamily podium building** situated along the eastern portion of the site. The podium building contains a **medical clinic on the first floor** with four residential levels above. The residential component consists of **56 dwelling units**, including a mix of one-bedroom (832sf – 887sf) and two-bedroom (985sf – 1,068sf) apartments designed to serve a variety of household sizes and accessibility needs. Residential units are distributed across Levels 2 through 5 and include standard, accessible, and HVI-designated unit types.

The podium building encompasses approximately **82,460 gross square feet (GSF)** and includes residential living areas, vertical and horizontal circulation systems, ancillary support spaces, business areas, and resident storage facilities. The building is served by surface parking areas surrounding the structure, providing convenient access for residents, visitors, and medical clinic patrons.

The overall site plan extends beyond the podium building and incorporates a total network of **48 independent cottage living units in duplex configurations, internal roadways, parking courts, landscaped open spaces, and community park areas**. These cottage living units are separated into 4 total duplex configurations containing both two-bedroom (1,123sf) and three-bedroom (1,376sf – 1,812sf) layouts. The duplex neighborhoods are organized around walkable streets and shared green spaces, creating a connected residential environment that complements the higher-density multifamily component. Future development phases are identified throughout the site, allowing for continued expansion of housing opportunities while maintaining a cohesive community layout.

Stormwater management is provided through strategically located **retention ponds** situated on the eastern and southeastern portions of the development. These features are integrated into the site design to support drainage requirements and enhance long-term site sustainability. The project also includes sidewalks, pedestrian connections, and

landscaped buffers that improve accessibility and connectivity between residential buildings, community amenities, and surrounding neighborhoods.

The multifamily podium building serves as the focal point of the Garfield Commons development, providing a combination of affordable housing and healthcare services within a single structure. Collectively, the podium building, duplex residences, open-space amenities, parking facilities, and future development areas establish a mixed-income, mixed-density community designed to support long-term residential growth and neighborhood revitalization in Tupelo, Mississippi.