

Jemison Flats



Location:

Birmingham, Alabama

Submarket:

CBD

Developer:

CRD (Corporate Realty Development)

Architect:

Giattina Fisher Aycock Architects

Square Footage:

230,000

Value:

\$14,000,000

Completion:

March 2003

Awards:

2004 Birmingham Historical Society
Preservation Award

Opportunity:

Jemison Flats is a redevelopment of three abandoned, adjoining downtown buildings transformed into a mixed-use 230,000 square foot complex consisting of 59 loft apartments, 25,000 square feet of office space and a 200 car parking garage. All existing interior spaces in the historic structure were completely demolished and rebuilt to include new utilities, building systems, and finishes.

Result:

Working within a tight budget and respectful of historic guidelines, the design team researched materials and layouts to minimize partitions, maximize light infiltration, and create visual interest in each living unit. The project was considered pioneering due to its location west of 20th Street and served as a catalyst for future loft redevelopments in the surrounding area. Jemison Flats maintains an occupancy rate above 90% and has achieved the highest per square foot market rents on average.