

Lost Rabbit

Mississippi



Location: Madison County, MS
Type: Greenfield Town
Year Design: 2003
Status: Under Construction
Size: 260 Acres
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Lost Rabbit is situated on the Ross Barnett Reservoir, approximately 12 miles northeast of downtown Jackson and just outside the town limits of Madison.

The final master plan includes three neighborhoods, each of which follows a distinct planning tradition. Newhaven, located in the central portion of the property, was inspired by Jackson's Belhaven neighborhood and Mississippi's gracious historic towns. The neighborhood includes a broad variety of building types including mansions, houses, cottages, townhouses, and carriage houses, along with a community center and pool. The main entrance to Lost Rabbit extends into Newhaven, branching into two greenway boulevards at a civic green, which has space reserved for a possible future school. One boulevard turns southwest, toward a large greenway and lake system, while the main artery leads directly to the reservoir, which is lined with a waterfront park.



Southwest of Newhaven, across the greenway and lake system, is the neighborhood of Fondover. Inspired by the Olmstead tradition of the Fondren and Eastover neighborhoods, Fondover's home sites are generous in size and include mostly large homes and mansions. Picturesque roads meander throughout the neighborhood with vistas that constantly deflect and terminate. A community club with a pool is located at the center and opens onto the neighborhood's main parks and lakes. Several additional small parks and greens are scattered throughout the neighborhood, and many homes front on open space or waterfront. Three waterfront greens with community docks extend into the reservoir for the use of Fondover residents.



Portassippi, located on the northeastern portion of the site, was inspired by Tuscan hilltowns. It is the densest and most mixed-use of the three neighborhoods and includes the town center. Its urban building types include sideyard houses, cottages, carriage houses, townhouses, live-works, apartment buildings, and flex buildings. A variety of squares, plazas, and greens are provided for gathering and recreation. The town center features a main square that opens onto a marina, offering a view of the reservoir. This area, similar in scale to the American harbor town of Annapolis and the Italian port town of Portofino, offers mixed-use buildings, shops, restaurants, and offices surrounding the square and the waterfront. As the town center develops, it will become a vibrant focal point for the community.