

The Edgcombe Group, Inc.

Eastgate HOPE VI Neighborhood Redevelopment

Client:
A&R/THC, LLC II Developers
Baltimore, Maryland
Washington, D.C.

Architects: Grimm+Parker

Location:
Washington, D.C.

Point of Contact:
Logan Schutz, *Principal*

- Project Features:**
- ▶ Ornamental Landscaping
 - ▶ Pedestrian Amenities
 - ▶ Public Streetscape Improvements
 - ▶ Tot Lots
 - ▶ Urban Park
 - ▶ Wildflower Meadow

- The Edgcombe Group, Inc.'s Role:**
- ▶ Urban Design
 - ▶ Landscape Architecture
 - ▶ Public Participation
 - ▶ Zoning Variances

Completion Date:
2012

Project Cost:
\$50 Million

Project Size:
30 Acres

Key Personnel:
Leland Edgcombe, ASLA
*Principal-In-Charge, Senior
Landscape Architect*

Wilfred Lewis
CAD / Landscape Design

Allen Gillespie
*Site Planning and Survey for
Urban Forestry Delineation
and Tree Conservation Plan*

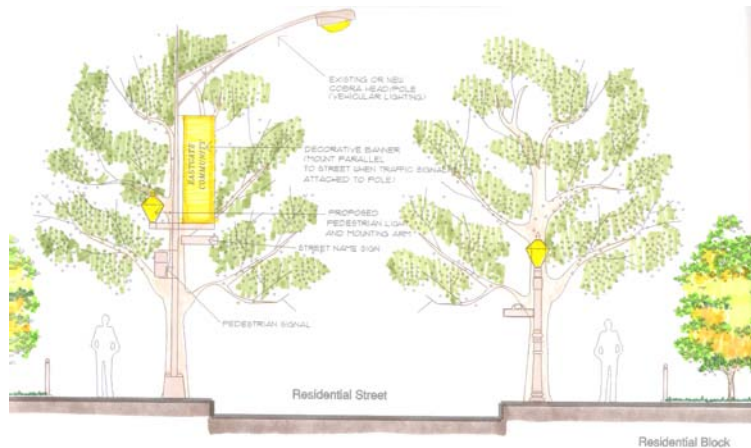
The Edgcombe Group, Inc. has worked with A&R/THC, LLC Developers of Baltimore, Maryland as Landscape Architects and Urban Designers for the redevelopment of single-family housing within a 30-acre site in the East Capitol neighborhood of Washington, D.C.

This multi-phased redevelopment project incorporated a “New Urbanist” development plan which demonstrated the principals of traditional neighborhood planning and design which included open space, common design standards and performance controls, streetscape enhancements, and updated public improvements.



186 UNITS OF CONSTRUCTION
A&R / THC II, LLC

Proposed Site Development Plan



Proposed Residential Streetscape



Existing Vacant Property



*Perimeter Townhouses
(Under Construction)*



*Perimeter Townhouses
(Under Construction)*



*Urban Park and Recreational
Trail Concepts*



*Eastgate Senior Residence Located on a Separate Site Landscaped with a
Therapeutic Garden and Pedestrian Amenities for Outdoor Recreation*

This project also involved the creation of a Planned-Unit Development requiring various subsequent urban design reviews, public hearings, coordination, and approvals from multiple District of Columbia Municipal agencies; the Zoning Commission; as well as, the National Capital Planning Commission.



Residential Townhouse Units



Concept of an Urban Park Located East of Residential Development