

**The Edgecombe Group, Inc.**

# Capital Gateway Estates HOPE VI Mixed-Use Urban Redevelopment Project

**Client:**  
**A&R/THC, LLC 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
  - ▶ Playgrounds
  - ▶ Wildflower Meadow

- The Edgecombe Group, Inc.'s Role:**
- ▶ Urban Forestry
  - ▶ Urban Design
  - ▶ Landscape Architecture
  - ▶ Public Participation

**Completion Date:**  
2011

**Project Cost:**  
\$200 Million

**Project Size:**  
40 Acres

**Key Personnel:**  
Leland Edgecombe, ASLA  
*Principal-In-Charge, Senior Landscape Architect / Urban Design*

Khalila Robinson  
*Mapping / Landscape Design*

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

The Edgecombe Group, Inc. has worked with A&R/THC, LLC Developers of Baltimore, Maryland as Landscape Architects and Urban Designers for the redevelopment of various projects within a 40-acre site in the East Capitol neighborhood of Washington, D.C.

This multi-phased HUD HOPE VI supported redevelopment project incorporated a “new urbanist” development concept demonstrating the principals of sustainable design and traditional neighborhood planning and design which included open space, common design standards and performance controls, streetscape enhancements, and updated public improvements.

This project also involved the creation of a Planned-Unit Development requiring various subsequent urban design reviews, public hearings, expert testimony, and coordination with multiple District of Columbia Municipal agencies.



*Illustrative site plan of the Capital Gateway Estates HUD HOPE VI Mixed-Use Urban Revitalization Project located in the East Capitol Community along the fringe of Washington, D.C.*



*Former public housing units*



*Proposed market rate condos with ground floor retail*



*Proposed mixed-income townhouse units*



*Proposed 10 acres of retail*



*Proposed quadru-plex alternative housing*



*A typical streetscape of contemporary townhouse designs (currently under construction) intended to accommodate a mixed-income community of affordable, workforce, and market rate housing. These units consist of a mixture of rental as well as purchase opportunities.*



*Capital Gateway Estates senior housing and surrounding landscaping was developed to accommodate the ever-growing senior citizen population in the community with an affordable and communal facility that affords the residents to remain in the Community.*