

**The Edgecombe Group, Inc.**

# Downtown Economic Development and Transit-Oriented Mixed-Use Town Center

**Client:**  
City of Plainfield, New Jersey

**Architects:**  
Turner Associates, P.C.

**Location:**  
Plainfield, N.J.

**Reference:**  
Al Edgecombe, *Principal*

- Project Features:**
- ▶ Public Plaza
  - ▶ Interior Courtyards
  - ▶ Market Rate Housing
  - ▶ Parking Structures
  - ▶ Commercial Office
  - ▶ Ground Floor Retail
  - ▶ Public Streetscape Improvements
  - ▶ Public Entertainment

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

**Completion Date:**  
2005

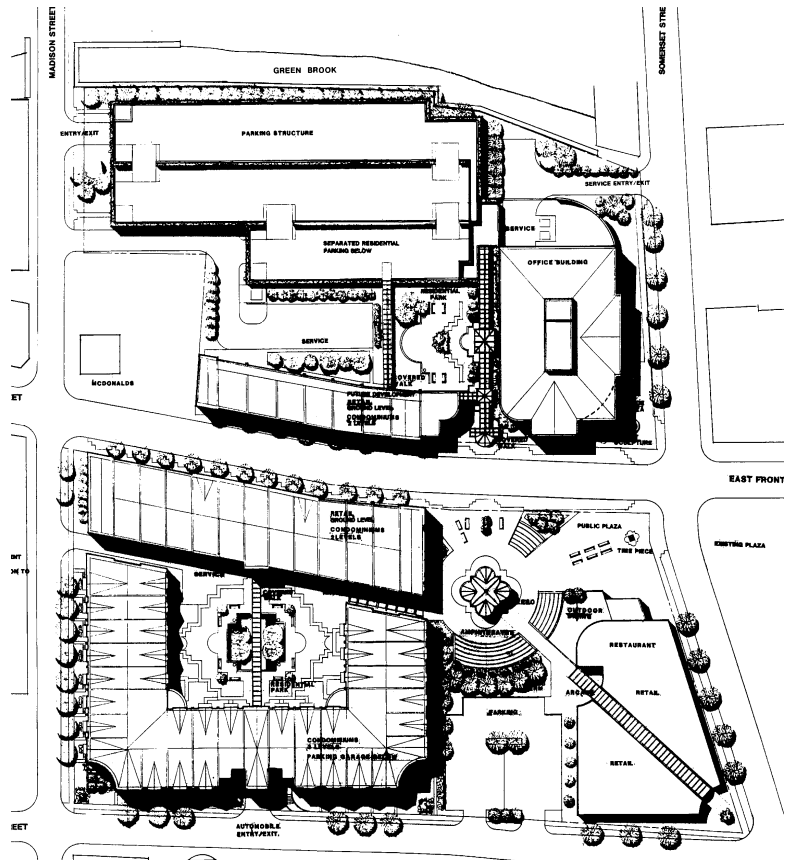
**Project Setting:**  
Downtown Commercial District

**Project Size:**  
4 Acres

**Project Cost:**  
\$125 Million

**Key Staff:**  
Leland Edgecombe, ASLA, AIA  
*Project Landscape Architect and Support Architect*

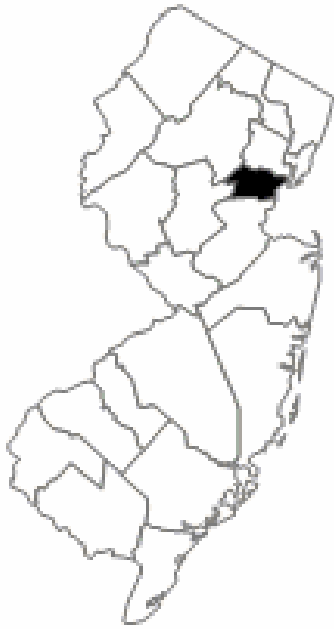
The Downtown Economic Development Plan for Plainfield, New Jersey was intended to secure a coherent and unified pattern of development for the downtown area. The existing environment consisted of parking lots and mid-1950's architecture which made the downtown appear fragmented, unattached, and desolate, especially after 5:00 p.m.



*Proposed Downtown Development Plan in connection with existing New Jersey Transit Station one block away*



*Existing Conditions Site Context Plan*



*Downtown development located in of Union County, New Jersey.*



*Plainfield N.J. Transit Station located one block away from proposed development site.*



*Plainfield Transit Station Parking and Kiss-Ride.*

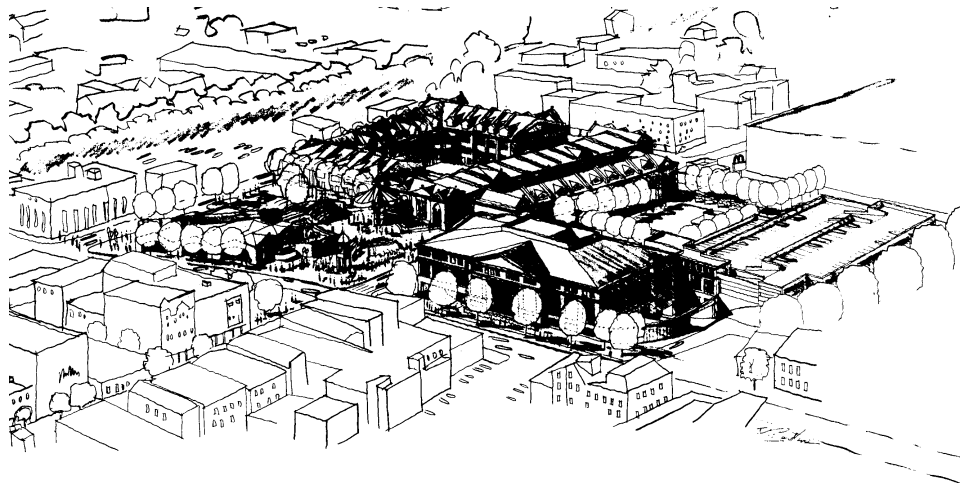


*Commercial office building and adjacent mixed-use building to contain ground floor retail and residential above along West Front Street on the North Site*



*Courtyard residential condominiums with underground podium parking along West Front Street on the South Site of development*

Major development components consisted of a diverse mixture of commercial office space, ground floor retail, structure parking, surface and underground parking, restaurants and eating gallery, residential condominiums, public spaces, large entertainment gazebo and stage, streetscape and public improvements, improvements to the existing transportation system and well as connections to nearby light rail transit.



*View of downtown mixed-use development project looking South*