

The Edgcombe Group, Inc.

The Washington Avenue District Neighborhood Revitalization Plan

Clients:

City of Asbury Park, N.J.
Housing Authority and
The Nishuane Group, LLC.

Location:

Asbury Park, New Jersey

Point of Contact

Mark Holmes, Director of
Housing Authority
Michele Delisforte, Planner

Project Features:

- ▶ Public Streetscape Improvements
- ▶ Housing Typology Development
- ▶ Façade Improvements
- ▶ Commercial and Residential Infill
- ▶ Pedestrian Amenities

The Edgcombe Group, Inc.'s Role:

- ▶ Long-Range Planning
- ▶ Architectural Design
- ▶ Urban Design
- ▶ Historic Preservation
- ▶ Landscape Architecture
- ▶ GIS Mapping
- ▶ Public Participation

Completion Date:

2010

Project Setting:

Urban Neighborhood

Project Cost:

\$20 Million

Key Personnel:

Leland Edgcombe, AICP
*Principal-In-Charge,
Senior Urban Design*
Wilfred Lewis,
Architect

Megan Ukoh,
Mapping / GIS

The Edgcombe Group, Inc. served as the project team's urban designer in preparing a community redevelopment plan which included an inventory and analysis of existing housing stock, site acquisition plan, historic preservation, establishing community-wide goals and objectives, residential typology recommendations for a continuum of housing opportunities, infill housing and mixed-use development in a phase implementation plan in the Southwest Asbury Park Community.



*City-wide Plan of Asbury Park, New Jersey to include
The Washington Avenue Neighborhood Redevelopment Area in yellow.*



*Architectural Design and Site Plan of Townhouse Development
Concept Arranged Around a Common Green Space*



Inventory of Single-Family Housing Stock



Inventory of Multi-Family Housing Stock



Inventory of Duplex Housing Stock



Community Design Charrette / Workshop



Recommended Architectural Design Imagery of Single and Multi-Family Housing Stock

Types	Notes	Examples	New Trends
 Single family	Up to 8 du/acre 1-3 floors 1 unit/building Asbury Park zoning: R1A		<ul style="list-style-type: none"> New manufactured single-family detached housing can still be constructed with traditional features such as front porches. Narrow lots and shared side lots can contribute to affordability through efficient land use planning.
 Duplex	10-16 du/acre 1-3 floors 2 units/building Asbury Park zoning: R1A		<ul style="list-style-type: none"> New duplex units can be side-by-side, however, upper-lower units can also be part of a housing trend in Asbury Park.
 Multi-plex / Big house	15-20 du/acre 1-3 floors 3-4 units/building Asbury Park zoning: R1A		<ul style="list-style-type: none"> The big house can potentially contain multiple units within a building that can be articulated to appear more like a big house than multifamily housing.
 Side-attached rowhouse	Up to 20 du/acre 1-3 floors 4-12 units/building Asbury Park zoning: R1A		<ul style="list-style-type: none"> The side-attached townhouse is a housing type that was not common in Asbury Park's past, but is growing in popularity nationwide as a form of compact housing.
 Low-rise apartment	16-60 du/acre 2-4 floors 4-40 units/building Asbury Park zoning: R3		<ul style="list-style-type: none"> Most newly constructed low-rise apartment buildings through efficient design can accommodate more units than the typical older low-rise apartment building.
 Apartment / Commercial	26-84 du/acre 3-5 floors 24-100 units/building Asbury Park zoning: 1C		<ul style="list-style-type: none"> Developments that mix apartments with commercial and community based uses are returning to popularity and increasing in number, both in downtown and in the residential neighborhoods.

Housing Typology Matrix and Recommendations



Mixed Use Building

Recommended Neighborhood Mixed-Use Building with Ground Floor Retail, 2nd Floor Commercial Incubator Offices, and Upper Floor Residential