

Project Profile: Market-Rate Infill Housing

The Edgecombe Group, Inc.

Springfield Avenue Condominiums

Clients:

Flavor Unit Real Estate Holdings, Inc.

Location:

Newark, New Jersey

Point of Contact:

Tammy Hammond, *Project Manager*

Greg Robinson, *Financial*

Project Features:

- ▶ Site Planning
- ▶ Context Sensitive Design
- ▶ Landscape Design
- ▶ Architectural Design
- ▶ Pedestrian Amenities
- ▶ Courtyard
- ▶ Site Security

The Edgecombe Group, Inc.'s Role:

- ▶ Architecture
- ▶ Historic Preservation
- ▶ Landscape Architecture

Completion Date:

2006 (Design)

Project Setting:

Urban Community

Project Size:

1.65 acre Site
52 two-bedroom units
12 three-bedroom units

Project Cost:

\$16,000,000

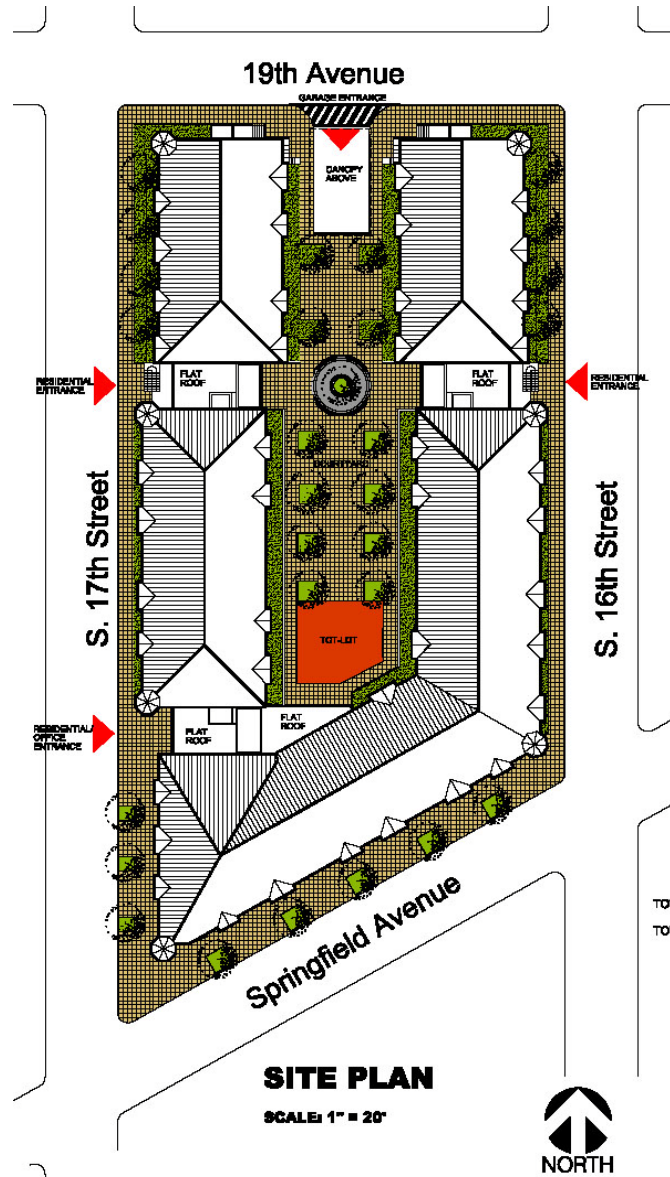
Key Personnel:

Leland Edgecombe, ASLA
Principal-in-Charge, Senior Architect

Wilfred Lewis, Jr. *Architect*

Khalila Robinson, CAD
Manager

The Springfield Avenue mixed-use condominium development consist of 52 2-bedroom units, 12 3-bedroom units, 100 underground parking spaces, 14,700 square feet of retail space, and 5,200 square feet of commons (interior courtyard). The building's amenities also include a lobby atrium, business and fitness centers, a landscaped sitting area in a interior courtyard, and ample perimeter landscaping.



The overall site plan reflects a response to the geometry of the site and zoning regulations. The intent of the design is to minimize the visual impact of bulk by breaking the building mass into multiple segments.



Aerial plan of proposed 1.65 acre site



Adjacent early 20th century residences along 19th Ave.



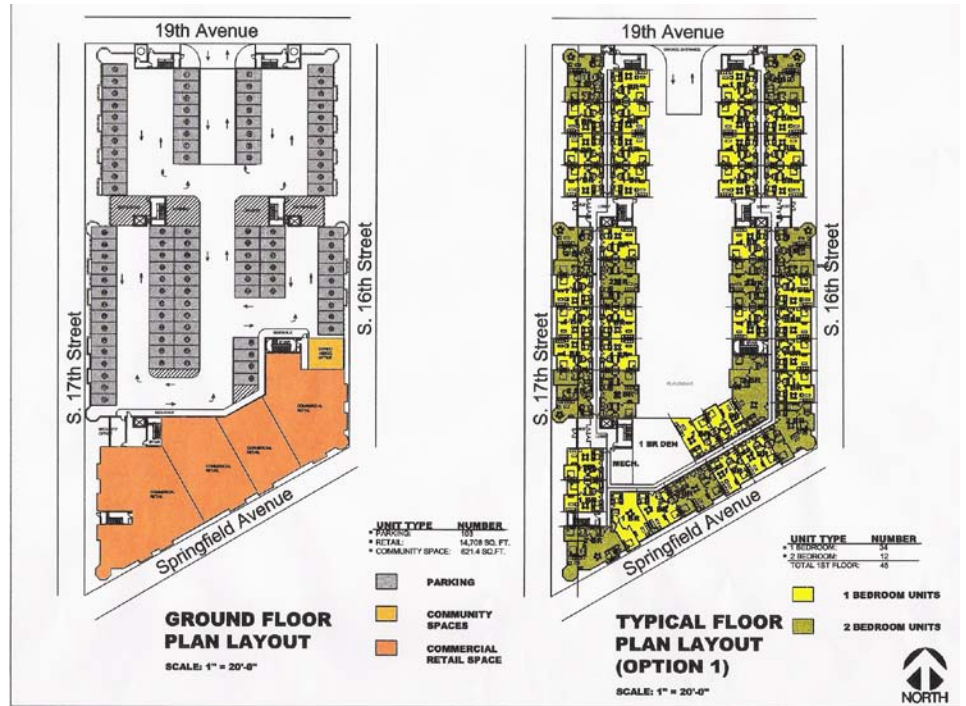
Existing view of site looking East from S. 16th Street



Existing view looking North from Springfield Avenue



The proposed site rests on Springfield Ave. which is a major commercial street



The underground parking is designed to maximize the number of parking spaces per residential unit. The units range between 1,000 (2-br) and 1,300 (3-br) square feet and include market amenities with up-scale bathrooms and kitchens.



The South facade along Springfield Avenue conveys a mixture of ground floor commercial retail with residential units above



View of the condominium complex's massing and form from South 16th Street.