

Braddock Neighborhood Development Projects Update

The Asher

Residential: 206 units

Retail: 4,325sf

Total development size: 227,614sf

City Staff Project Manager: Gary Wagner

Status: Construction is complete.

Braddock Gateway: Phase I

Residential: 270 units

Retail: 1,500sf

Total development size: 278,498sf

City Staff Project Managers: Pat Escher and Garry Meus

Status: Demolition and construction have commenced. Excavation for the underground garage is anticipated to take three months. The garage construction is tentatively scheduled to last three months. The total construction time for the project is estimated to be approximately 24 months, resulting in a project delivery date of 2015.

Braddock Gateway: Phase II

Residential: 185 units

Retail: 5,200sf

Total development size: 183,123sf

City Staff Project Manager: Pat Escher and Colleen Willger

Status: The preliminary plan was approved by Planning Commission and City Council in June 2012. Final Site Plans have yet to be submitted. Construction is anticipated to start when Braddock Gateway Phase I is completed.

Braddock Metro Place

Residential: 165 units

Development Size: 149,306sf

City Staff Project Managers: Dirk Geratz and Jessica McVary

Status: Final Site Plans has been released. Initial building permits have been issued. The applicant has set a goal for starting construction this fall. Construction should last approximately 18 months. The project's anticipated completion is summer 2014.

The Madison

Residential: 360 units

Retail: 9,672sf

Total development size: 360,524sf

City Staff Project Manager: Dirk Geratz

The project is under construction. The project should open fall 2013 and be completed early 2014.

James Bland Redevelopment

Residential: 365 total units (134 public housing units, 231 market-rate units)

Total development size: 601,154sf

City Staff Project Manager: Dirk Geratz, Katye North, and Maya Contreras

Status: Phase 1 and Phase 2, located south of Madison Street and east of Alfred Street, are completed. Construction of Phase 3, the multifamily building along Route 1, is currently underway. The anticipated completion date is spring 2013. The park is open and has been dedicated to the City. Final Site Plans are released for the last two phases of the project. Demolition of the existing structures on those blocks is underway.

Jefferson Houston School Redevelopment

Status: The Final Site Plan is under review. Construction tentatively scheduled to begin in the summer of 2013. The building should open in August 2014; in time for the new school year. Overall construction should be completed by winter of 2014.