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.