

Braddock Neighborhood Development Projects Update

The Asher

Residential: 206 units

Retail: 4,325sf

City Staff Project Manager: Gary Wagner

The project is finishing construction. Construction should be completed by the end of November. Both buildings have been issued temporary, 30-day, Certificates of Occupancy. Once construction is completed, Permanent Certificates of Occupancy will be issued.

Braddock Gateway: Phase I

Residential: 270 units

Retail: 1,500 sf

Development Size: 278,498sf

City Staff Project Managers: Pat Escher and Garry Meus

Final Site Plans have been submitted and are under review. The applicant has set a goal for starting construction this fall. A preconstruction meeting was held on November 1. 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: 5,200 sf

Development Size: 183,123sf

City Staff Project Manager: Pat Escher and Colleen Willger

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

Final Site Plans have been submitted and are under review. Building permits have also been submitted for review. 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

City Staff Project Manager: Dirk Geratz and Colleen Willger

The project is under construction. All seven stories are poured and the building has “topped out”. The Topping-out Ceremony, celebrating this construction milestone, was held in late October. The project should open fall 2013 and be completed early 2014.

Jefferson Houston School Redevelopment

Staff wanted to provide an informational update to the group about the Jefferson Houston School Redevelopment, even though the project is not within the boundaries of the Braddock Metro Neighborhood. The school will be re-built to combine elementary and middle school students; starting from pre-kindergarten and through eighth grade. The facility will be approximately 130,769 square feet and include a new white-box theater and gymnasium. The school grounds will also be redeveloped to accommodate a new athletic field, new playgrounds, a separate bus drop-off area, and a separate parent drop-off area.

The case is tentatively scheduled for a December hearing date. The Final Site Plan review will take place in early 2013 with 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.