

**Development Project Updates for Braddock Metro Neighborhood
June 22, 2011**

The Asher (formerly known as the Payne Street Project):

- Currently under construction
- Anticipated first Certificate of Occupancy June 2012
- Anticipated completion of project August 2012

The Madison:

- Plans are in final design and approval stages
- Most utilities have been disconnected and the site is being prepared for demolition
- Anticipated completion of demolition is late August, early September; Archaeology work should then begin
- Anticipated sheeting and shoring of the site will potentially begin in late fall/early winter

Braddock Gateway (also referred to as the Jaguar Project):

- CDD portion of the application will be heard at Planning Commission on July 7, 2011
- A development file will be moving forward in early fall

James Bland:

- First block is nearing completion
- Second block is cleared and beginning construction soon
- Third block is in final design and approval stages
- Fourth block is projected to go to hearing in January for revisions to the multifamily buildings.
- Fifth block is moving forward as the final block – no changes projected, but still need to go through final site plan.
- Tax credits are currently being pulled as one block per year. There is a potential for a need to reapply, which would create a two year gap.