



BRADDOCK NEIGHBORHOOD DEVELOPMENT PROJECT UPDATES

The Henry (formerly *The Monarch*) 525 N. Fayette Street

- ✦ Status: Constructed
- ✦ Residential (owner): 168 units
- ✦ Retail: Seminary Cleaners, Domino's, Shanghai Peking, Salon 46, Capital Chiropractic, Dentist, LA Boxing, Starbucks

The Asher, 620 N. Fayette Street

- ✦ Status: Constructed
- ✦ Residential - Rental: 206 units
- ✦ Retail: 4,325 sf
- ✦ City Council approved an SUP for Bastille restaurant in March 2014. Building permits for the restaurant were issued in August 2014. Bastille anticipates opening the new location in early 2015.

Old Town Commons (formerly *James Bland*), 735 N. Alfred Street

City Staff Project Managers: Dirk Geratz, Katye North, Maya Contreras, Department of Planning and Zoning

- ✦ Status: Four phases complete; one phase under construction
- ✦ Residential (mix of ownership and rental): 365 total units (134 public housing units, 155 market-rate townhomes and 76 market-rate multi-family units)
- ✦ Total Development Size: 601,154 sf
- ✦ The park is open and has been dedicated to the City. The project completion date is anticipated to be early 2015.

Braddock Metro Place, 1261 Madison Street

City Staff Project Managers: Dirk Geratz and Jessica McVary, Department of Planning and Zoning

- ✦ Status: Under Construction (approximately 18 months); anticipated completion is winter 2015
- ✦ Residential (rental): 165 units
- ✦ Development Size: 149,306 sf

The Belle Pre (formerly *The Madison*), 800 N. Henry Street

City Staff Project Manager: Dirk Geratz, Department of Planning and Zoning

- ✦ Status: Constructed. Residential units in both North and South building are occupied.
- ✦ Residential (rental): 360 units
- ✦ Retail: 9,672sf
- ✦ The City Council approved a special use permit for the Lost Dog Café in April, 2014. A building permit was approved for the restaurant in August. Staff also recently received an administrative special use permit application for a donut restaurant (The Sugar Shack), which

was approved in September 2014. Building permits for that restaurant are currently under review.

Braddock Gateway: Phase I, 1219 First Street

City Staff Project Manager: Pat Escher, Department of Planning and Zoning

- ✦ Status: DSUP Extension Request approved by City Council September 2014
- ✦ Residential: 270 units
- ✦ Retail: 1,500 sf
- ✦ Development Size: 278,498 sf
- ✦ Project is temporarily delayed. The site has been cleared and building permits have been issued. Applicant has indicated that they plan to commence construction when market conditions improve.

Braddock Gateway: Phase II, 100 N. Fayette Street

City Staff Project Managers: Pat Escher Department of Planning and Zoning

- ✦ Status: On Hold
- ✦ Residential: 185 units
- ✦ Retail: 5,200 sf
- ✦ Development Size: 183,123 sf
- ✦ 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.

Jefferson Houston School Redevelopment, 1501 Cameron Street

City Staff Project Manager: Dirk Geratz, Maya Contreras; Department of Planning and Zoning

- ✦ Status: The new school building is complete and occupied. The old school building has been demolished. Renovation of the Durant Center and construction on the playfield is underway. Construction is anticipated to be completed in 2015.